



COMMUNITY DEVELOPMENT PROGRAM and APPLICATION

FIRST PROGRAM YEAR



CITY OF NEW YORK
ABRAHAM D. BEAME, *Mayor*
APRIL 1975

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COMMUNITY DEVELOPMENT PROGRAM and APPLICATION

FIRST PROGRAM YEAR



**CITY OF NEW YORK
ABRAHAM D. BEAME, Mayor
APRIL 1975**

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INTRODUCTION

On August 22, 1974, the President signed into law the Housing and Community Development Act of 1974, thereby renewing a long-standing national commitment to urban areas that had been interrupted by the Federal housing moratorium of 1973-1974.

Title I of the Housing and Community Development Act consolidates Federal funding for a number of programs (Model Cities, old Title I and Neighborhood Development Urban Renewal Projects, neighborhood facilities, open space, water and sewer grants, rehabilitation loans and public facilities loans) into one "community development block grant" and sets new application requirements and spending guidelines for these funds.

In the tradition of Federal housing acts since 1949, the Housing and Community Development Act was adopted to provide "decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income."

A newer objective, however is to provide "assistance on an annual basis with maximum certainty and minimum delay." Accordingly, the City is projected to receive approximately \$825 million over the next six years. HUD has informed the City that the first year's allocation is \$102,244,000.

The Preliminary Draft Application was first published on February 10, 1975 and was the subject of a public hearing before the City Planning Commission on February 24, 1975 and the Board of Estimate on March 24, 1975.

The City's application for community development funds consists of five components required by the Act:

- I. Community development plan summary. The Act calls for a three-year summary plan. This year's application will present an analysis of needs, outlined according to the specific program activities proposed for funding in the first year.

- II. Community development program. This part describes the projects to be undertaken with the funds for the first program year. It includes estimated costs and the general location of the projects taking into account appropriate environmental factors.

- III. Housing assistance plan. The Act requires an accurate survey of the City's housing stock, with a statistical summary of building conditions and occupancy rates. The City must estimate the housing needs of lower-income households and make realistic annual construction objectives for the number of dwelling units built and their size and type. The general location of proposed housing must be indicated.
- IV. Community development program budget. The City must submit a budget for the year to support the initial program of activities.
- V. Certification of compliance. The City must comply with Federal statutes regarding citizen participation, environmental review, relocation of displaced tenants, fair labor practices, regional review procedures and civil rights safeguards.

REQUIRED FORMS



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U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT

APPLICATION FOR FEDERAL ASSISTANCE

3. FEDERAL GRANTOR AGENCY

Department of Housing and Urban Development

1. STATE CLEARINGHOUSE IDENTIFIER

6930

2. APPLICANT'S APPLICATION NO.

B75-MC-36-0104

4. APPLICANT NAME

CITY OF NEW YORK, NEW YORK

AREA OR REGIONAL OFFICE

STREET ADDRESS - P.O. BOX

City Hall

STREET ADDRESS - P.O. BOX

CITY

COUNTY

New York

New York

CITY

STATE

ZIP CODE

STATE

ZIP CODE

New York

10007

5. DESCRIPTIVE NAME OF THE PROJECT

Community Development Block Grant Program

6. FEDERAL CATALOG NO.

7. FEDERAL FUNDING REQUESTED

\$ 90,509,000

8. GRANTEE TYPE

STATE, COUNTY, CITY, OTHER (Specify)

9. TYPE OF APPLICATION REQUEST

NEW GRANT, CONTINUATION, SUPPLEMENT, OTHER CHANGES (Specify)

10. TYPE OF ASSISTANCE

GRANT, LOAN, OTHER (Specify)

11. POPULATION DIRECTLY BENEFITTING FROM THE PROJECT

13. LENGTH OF PROJECT

Not Applicable

Not Applicable

12. CONGRESSIONAL DISTRICT

14. BEGINNING DATE

a. 6 through 23

b.

City-wide

15. DATE OF APPLICATION

April 15, 1975

16. THE APPLICANT CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF THE DATA IN THIS APPLICATION ARE TRUE AND CORRECT, AND THAT HE WILL COMPLY WITH THE ATTACHED ASSURANCES IF HE RECEIVES THE GRANT.

TYPED NAME Abraham D. Beame

TITLE

Mayor, City of New York

TELEPHONE NUMBER

SIGNATURE OF AUTHORIZED REPRESENTATIVE

Abraham D. Beame

Area
Code

Number

Ext.

212

566-5700

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COMMUNITY DEVELOPMENT PLAN SUMMARY (STATEMENT OF NEEDS)

INSTRUCTIONS: Within the space provided and in the format given below, summarize the applicant's community development needs, quantified where possible, and indicate the data source on which they are based; i.e. Census, Capital Improvement Program, Special Local Surveys or Plans, etc. The needs shall be numbered consecutively; i.e., A-1, A-2, A-3, A-4, etc. Attach additional pages as necessary. Specifically describe those community development needs having a particular urgency which are referred to in Assurance 10.

A-

1. Shortage of housing units of appropriate size, rent and condition to meet needs of households.
 - 750,000 households pay more than 25 per cent of income on rent
 - 250,000 households live in overcrowded quarters
 - 170,000 households rent units which are dilapidated or lack adequate plumbing.

Data Source: 1970 U.S. Census

A-

2. Low and Moderate Income Families and households

- 236,400 or 12 per cent of all families had incomes below the poverty level (\$3,700 for a family of four) in 1970*
- 1,232,000 or 43 per cent of all household heads had incomes below 80 per cent of the median income for the SMSA (\$7,000) in 1970*
- 139,400 persons in the labor force were unemployed in 1970*
- 980,630 welfare recipients and 432,300 welfare cases in 1973**

Data Source: *1970 U.S. Census **NYC Human Resources Administration Master File, July 1973

A-

3. Concentration of Low Income Population

- 22 of 62 community planning districts have 50 per cent or more of their area in Poverty Areas designated in 1967 by the local Community Action Agency
- These 22 districts include: 41 per cent of the City's total population
but
 - 52 per cent of the City's household heads with incomes below 80 per cent of the SMSA median income in 1970*
 - 65 per cent of the City's families with incomes below the poverty level used in the Census of 1970*
 - 73 per cent of the City's welfare recipients**

Data Source: *1970 U.S. Census **NYC Human Resources Administration Master File, July 1973

COMMUNITY DEVELOPMENT PLAN SUMMARY (STATEMENT OF NEEDS)

INSTRUCTIONS: Within the space provided and in the format given below, summarize the applicant's community development needs, quantified where possible, and indicate the data source on which they are based; i.e. Census, Capital Improvement Program, Special Local Surveys or Plans, etc. The needs shall be numbered consecutively; i.e., A-1, A-2, A-3, A-4, etc. Attach additional pages as necessary. Specifically describe those community development needs having a particular urgency which are referred to in Assurance 10.

A-

4. Education in poverty districts compared with all other districts

- 40 per cent of all persons over 25 years of age in poverty districts have less than an 8th grade education, compared to 31 per cent in other districts
- 63 per cent of the youth 16 to 21 years old in poverty districts are not in school or lack a high school diploma, compared to 37 per cent in other districts

Data Source: 1970 U.S. Census

A. 5. Health in poverty districts compared with all other districts

Significantly higher disease and mortality rates are found in poverty districts (incidence per 1000 population)

- venereal disease rate for poverty districts is 10.07 compared to 2.32 in other districts
- lead poisoning rate for poverty districts is .72 compared to .08 in other districts
- infant mortality rate for poverty districts is .27 compared to .16 in other districts
- death rate due to drug dependency for poverty districts is .16 compared to .04 in other districts

Data Source: U.S. Bureau of Vital Statistics

A-

6. Public Safety in poverty districts compared with all other districts

- crimes per 1000 population was 82 in poverty districts compared to 57 in other districts in 1971*
- juvenile delinquency in poverty districts accounted for 68 per cent of the problem in 1972**
- 61 per cent of all fires in 1971 were in poverty districts*

Data Source: N.Y. Police Department **N.Y.C. Youth Services Agency

COMMUNITY DEVELOPMENT PLAN SUMMARY (STATEMENT OF NEEDS)

INSTRUCTIONS: Within the space provided and in the format given below, summarize the applicant's community development needs, quantified where possible, and indicate the data source on which they are based; i.e. Census, Capital Improvement Program, Special Local Surveys or Plans, etc. The needs shall be numbered consecutively; i.e., A-1, A-2, A-3, A-4, etc. Attach additional pages as necessary. Specifically describe those community development needs having a particular urgency which are referred to in Assurance 10.

A-

7. Handicapped, disabled and aged persons

- 466,492 handicapped or disabled persons, aged 16 - 64 years*
- 947,878 persons over 65 years of age*

No statistics are available on the number of blind, deaf or orthopedically handicapped.

Data Source: *1970 U.S. Census

A-

8. Parks and Recreation Facilities

- The N.Y.C. Parks Department request for capital improvement funds over the next five years equals to \$478 million. Because of a shortage of capital funds, the Parks Department program gives almost exclusive priority to the rehabilitation of existing parks and recreation facilities.
- One-quarter of community board priority requests for the 1975-1976 Capital Budget were for park and recreation facilities. Of these priorities, one-half were for park rehabilitation.

N.Y.C. Department Estimates for the 1975-1976 Capital Budget and Capital Improvement Plan for ensuing five fiscal years. Community board priorities for the 1975-1976 Capital Budget.

Data Source:

A-

9. Street Improvements

- Of the 6000 miles of mapped streets, 1,015 have only temporary paving and 1200 are not paved at all. To catch up with the backlog of resurfacing and surfacing requirements, the NYC Department of Highways has requested \$700 million over the next five years.
- Of 295 community board priority requests for the 1975-1976 Capital Budget, 35 were for street improvement projects.

NYC Department of Highways, NYC Department Estimates for the 1975-1976 Capital Budget and Capital Improvement Plan for ensuing five fiscal years; community board priorities for the 1975-1976 Capital Budget.

Data Source:

PAGE OF PAGES

COMMUNITY DEVELOPMENT PLAN SUMMARY (STATEMENT OF NEEDS)

INSTRUCTIONS: Within the space provided and in the format given below, summarize the applicant's community development needs, quantified where possible, and indicate the data source on which they are based; i.e. Census, Capital Improvement Program, Special Local Surveys or Plans, etc. The needs shall be numbered consecutively; i.e., A-1, A-2, A-3, A-4, etc. Attach additional pages as necessary. Specifically describe those community development needs having a particular urgency which are referred to in Assurance 10.

A-

10. Retail Centers

- 6000 decline in retail establishments between 1967 and 1972.
- eleven percent decline in retail sales between 1967 and 1972.

Data Source: 1967 and 1972 U. S. Census of Business

A- 5

Data Source:

A-

Data Source:

COMMUNITY DEVELOPMENT PLAN SUMMARY (LONG-TERM OBJECTIVES)

INSTRUCTIONS: Within the space provided and in the format given below, state long-term objectives designed, in whole or in part, to address the applicants' identified community development needs. Long term objectives are those requiring more than 3 years for accomplishment. The long-term objectives shall be numbered consecutively; i.e., B-1, B-2, B-3, B-4, etc. Attach additional pages as necessary.

B-

1. To coordinate the City's overall planning process integrating community development planning with the Capital Budget process at the community level and integrating planning for social services with physical planning.

Supports Need(s) No: A-1 through A-10

B-

2. To establish more effective program monitoring and evaluation by gathering more complete data on community conditions, and by developing new performance criteria for fiscal accountability, equal opportunity standards, environmental impact and regional context.

Supports Need(s) No: A-1 through A-10

B-

3. To develop, through the operation of the planning and monitoring processes, a comprehensive plan for the use of community development funds which maximizes the effectiveness of the program, and which is consistent with the City's general policies and strategies. The specific long-term objectives and strategies will evolve out of this plan.

Support Need(s) No: A-1 through A-10

PAGE ____ OF ____ PAGES

COMMUNITY DEVELOPMENT PLAN SUMMARY (SHORT-TERM OBJECTIVES)

INSTRUCTIONS: Within the space provided and in the format given below, describe objectives designed to make measurable progress against the identified community development needs, over a period of up to 3 years. Wherever possible the short-term objectives should include measurable factors, such as quantity, quality, or a combination of these, and must describe the general location of activities to be carried out to meet the objective. The short-term objectives shall be numbered consecutively; i.e., C-1, C-2, C-3, C-4, etc. Attach additional pages as necessary.

C-

1. To meet community development objectives initiated by Federal categorical grant programs replaced by Title 1 of the Housing and Community Development Act of 1974.

Supports Need(s) No: A-1, A-2, A-3, A-4, A-5, A-6, A-8

C-

2. To carry out the City's comprehensive housing strategy recently adopted by the Mayor's Policy Committee.

Supports Need(s) No: A-1, A-2, A-3

C-

3. To maintain the City's economic and residential stability and viability and to support public investment in housing for families of low and moderate income by undertaking related neighborhood improvements and programs.

Supports Need(s) No: A-8, A-9, A-10

COMMUNITY DEVELOPMENT PLAN SUMMARY (SHORT-TERM OBJECTIVES)

INSTRUCTIONS: Within the space provided and in the format given below, describe objectives designed to make measurable progress against the identified community development needs, over a period of up to 3 years. Wherever possible the short-term objectives should include measurable factors, such as quantity, quality, or a combination of these, and must describe the general location of activities to be carried out to meet the objective. The short-term objectives shall be numbered consecutively; i.e., C-1, C-2, C-3, C-4, etc. Attach additional pages as necessary.

C-

4. To improve the City's planning and management capacity in order to carry out the Act's requirements and to make full and timely use of its provisions.

Supports Need(s) No: A-1 through A-10

C-

5. To meet specific conditions of the Act regarding the removal of architectural barriers.

Supports Need(s) No: A-7

C-

6. To increase the City's capacity to deal with acute problems of housing abandonment and inadequate maintenance.

Supports Need(s) No: A-1, A-6

PAGE ____ OF ____ PAGES

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description	Related Objective	Environmental Review Status	Census Tract or Enumeration District	ESTIMATED COST (\$000)		Estimated Other (\$000) Sources of Funds	
				Current Program Year	Subsequent Program Year		
(1)	(2)	(3)	(4)	(5a)	(5b)	(6a)	(6b)
BRONX							
SOUTH BRONX MODEL CITIES	C-1	Assessm't	15, 17, 23, 25, <u>8,215 **</u>	27, 27.1, 31, 33, 35, 37, 39, 41, 43, 71, 75, 77, 78, 83, 85, 87, 89, 119, 121, 123, 125, 127, 131, 133, 135, 137, 151, 153	2,103		
Scholarship Awards for college and high school students							
Drug Abuse Program--prevention and treatment of drug abuse*					369		
Career Opportunities in higher education to area residents and Vietnam veterans						95	
Rapid Intervention Program--provides supporting services for family court litigants*						116	
Summer Recreational Programs--provide athletic and cultural opportunities						100	
*Funds for these programs will also be used to comprise the funds needed to meet cash matching requirements of Section 301 of the Omnibus Crime Control and Safe Streets Act 1968 (As Amended)							
**Subtotal--includes Central Staff charge of \$132,570							

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description	Related Objective	Environmental Review Status	Census Tract/or Enumeration District	ESTIMATED COST (\$'000)		Estimated Other (\$'000) Sources of Funds	Source
				Current Program Year	Subsequent Program Year		
(1)	(2)	(3)	(4)	(5a)	(5b)	(6a)	(6b)
BRONX (Continued)							
Housing Authority Community Service Officers--assist Housing Authority police with resident patrols*				388			
Police Community Service Officers-- perform community-police liaison and assist crime prevention through civilian patrols*				2,545			
Work Release Center--utilizes Halfway Houses and job placement to ease transition of former inmates back into society*				321			
Human Rights Complaint Center--decentralizes enforcement powers of Commission on Human Rights in discrimination disputes				14			
Housing Assistance--assists housing development activities in the Model Cities Area				25			
Health Career Training Program-- facilitates upward mobility in nursing and health-related professions				274			

*Funds for these projects will also be used to comprise the funds needed to meet cash matching requirements of Section 301 of the Omnibus Crime Control and Safe Streets Acts 1968 (As Amended).

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description	Related Objective	Environmental Review Status	Census Tract/or Enumeration District	ESTIMATED COST (\$000)		Estimated Other Sources of Funds	Source
				Current Program Year	Subsequent Program Year		
(1)	(2)	(3)	(4)	(5a)	(5b)	(6a)	(6b)
BRONX (Continued)							
Fire Prevention and Fire Salvation Program--provides fire prevention educational services				749			
Sanitation Program--supplements regular refuse collection				984			
ACQUISITION/RELOCATION OF PROPERTY FOR--							
NEW HOUSING CONSTRUCTION Bathgate (includes rehabilitation) (330 units new, 145 units rehab)	C-2	Assessm't	165, 167, 169	1,369			
HOUSING REHABILITATION Bronx Park South--324 units Crotona Park East--133 units	C-2	Assessm't	361 161	2,243 563			
NEIGHBORHOOD STABILIZATION PROGRAM--aimed at fostering integration and ensuring the stability of integrated neighborhoods--target areas: Belmont-Tremont-Bedford Park	C-3	Assessm't	261, 263, 265, 276, 269, 273, 277, 279, 281, 387, 389, 391, 393, 397, 399.01, 401, 403.01, 403.02, 405, 407.02, 409, 411,	*			

*Borough costs attributable to Community Development are not available due to the citywide scope of this project.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description	Related Objective	Environmental Review Status	Census Tract/or Enumeration District	ESTIMATED COST (\$000)		Estimated Other Sources of Funds
				Current Program Year	Subsequent Program Year	
(1)	(2)	(3)	(4)	(5a)	(5b)	(6a)
BRONX (Continued)						
NEIGHBORHOOD STABILIZATION (Continued)				415, 419, 421, 423, 425, 429.01, 429.02, 431		*
MODERNIZATION OF CITY FINANCED PUBLIC HOUSING	C-2	Assessm't				City Capital Budget
St. Mary's Park Houses--1,007 units Pelham Parkway Houses--1,266 units Parkside Houses--879 units Gun Hill Houses--733 units Marble Hill Houses--614 units in Bronx				73, 75 324, 328 336 374 271.01		
NEIGHBORHOOD IMPROVEMENTS	C-3	Assessm't				
				139, 145, 147, 165, 167, 169 plus tracts in S. Bronx Model Cities area (see above)	200	

*Borough costs attributable to Community Development are not available due to the citywide scope of this project and the inclusion of non-Community Development funds in the project's budget.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description	Related Objective	Environmental Review Status	Census Tract/or Enumeration District	ESTIMATED COST (\$000)		Estimated Sources of Funds	Other Sources of Funds
				Current Program Year	Subsequent Program Year		
(1)	(2)	(3)	(4)	(5a)	(5b)	(6a)	(6b)
BRONX (Continued)							
NEIGHBORHOOD IMPROVEMENTS (continued)							
Rehabilitation of St. Mary's Park							
Rehabilitation of Crotona Park							
Street Improvements							
Bronx Park South							
Tremont Avenue							
179th Street							
Bryant Avenue							
Twin Parks East							
Southern Boulevard							
Claremont--East 168th, East 169th, East 170th, and East 171st Streets, Webster and Park Avenues							
*Design contracts.							
**Design work performed by Department of Highways staff.							

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description	Related Objective	Environmental Review Status	Census Tract/or Enumeration District	ESTIMATED COST (\$000)		Estimated Sources of Funds
				Current Program Year	Subsequent Program Year	
(1)	(2)	(3)	(4)	(5a)	(5b)	(6a)
<u>BROOKLYN</u>						(6b)
CENTRAL BROOKLYN MODEL CITIES	C-1	Assessm't	197, 201, 227, 229, 231, 233, 235, 241, 243, 245, 249, 251, 253, 259, 261, 263, 265, 267, 269, 273, 275, 277, 287, 299, 303, 307, 309, 311, 361, 363, 365.1, 367, 369, 371, 373, 375, 377, 379, 894, 896, 898, 900, 902, 904, 906, 912, 914, 916, 918, 920, 922, 924, 1124, 1126, 1128, 1130, 1132, 1134, 1136, 1138, 1140, 1148, 1152, 1154, 1156, 1158 1160	9,519*		
Scholarship Awards for college and high school students						992
Summer Recreation Program - provides athletic and cultural opportunities						234
Sanitation Program - supplements regular refuse collection						1,641
*Subtotal-includes Central Staff Change of \$132,571						

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description	Related Objective	Environmental Review Status	Census Tract or Enumeration District	ESTIMATED COST (\$000)		Estimated Sources of Funds
				Current Program Year	Subsequent Program Year	
(1)	(2)	(3)	(4)	(5a)	(5b)	(6a)
<u>BROOKLYN (continued)</u>						
Rapid Intervention Program - provides supportive services to family court litigants*				105		
Health Career Training Program - facilitates upward mobile careers in nursing and health related professions				420		
Fire Prevention and Fire Salvation Program - provides fire prevention educational services				1,001		
Housing Authority Community Service Officers - assist Housing Authority police with resident patrols*				356		
Police Community Service Officers - perform community-police liaison and assist crime prevention through civilian patrols*				2,484		
Federation Drug Abuse - prevention and treatment of drug abuse*				549		

*Funds for these programs will also be used to comprise the funds needed to meet cash matching requirements of Section 301 of the Omnibus Crime Control and Safe Streets Acts 1968 (As Amended).

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description	Related Objective	Environmental Review Status	Census Tract/or Enumeration District	ESTIMATED COST (\$000)		Source	
				Current Program Year	Subsequent Program Year		
(1)	(2)	(3)	(4)	(5a)	(5b)	(6a)	(6b)
BROOKLYN (continued)							
Work Release Center - utilizes halfway houses and job placement for the prevention of delinquency and the reduction of recidivism for youngsters*				405			
Ambulatory Detoxification - treatment of drug addicts*				213			
Delinquency Control - provides counseling, and social services to youths in trouble with the law to improve adjustment to society*				150			
Bookmobiles - stimulate interest in reading and improvement of reading skills, and disseminate useful neighborhood information				174			
Community Defender - provides legal services for criminal court defendants and their families				225			
Group Practice - provides family oriented health care otherwise unavailable for residents				132			

*Funds for these programs will also be used to comprise the funds needed to meet cash matching requirements of Section 301 of the Omnibus Crime Control and Safe Streets Act 1968 (As Amended)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description	Related Objective	Environmental Review Status	Census Tract/or Enumeration District	ESTIMATED COST (\$000)		Estimated Other Sources of Funds
				Current Program Year	Subsequent Program Year	
(1)	(2)	(3)	(4)	(5a)	(5b)	(6a)
<u>BROOKLYN (continued)</u>						
Day Care Assistance - provides supportive educational and technical assistance to day care sponsoring organizations				286		
Human Rights Complaint Center - decentralizes enforcement powers of Commission on Human Rights in discrimination disputes				19		
ACQUISITION/RELOCATION OF PROPERTY FOR--	C-2	Assessm't				
NEW HOUSING CONSTRUCTION Bushwick--282 units			401, 413, 415, 417, 421	1,379		
HOUSING REHABILITATION Crown Heights (includes rehabilitation)--331 units new, 143 units rehab			219, 307, 311, 359	927		
Fulton Park--32 units Marcus Garvey--421 units Ocean Hill--30 units			267 900 303	171 1,304 300		
REHABILITATION OF FHA FORECLOSED 1-4 FAMILY HOMES	C-6	Assessm't	Borough-wide	1,000		

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description	Related Objective	Environmental Review Status	Census Tract or Enumeration District	ESTIMATED COST (\$000)		
				Current Program Year	Subsequent Program Year	Estimated Other (\$000) Sources of Funds
(1)	(2)	(3)	(4)	(5a)	(5b)	Source (6a) (6b)
BROOKLYN (continued)						
MODERNIZATION OF CITY FINANCED PUBLIC HOUSING						
John F. Hylan Houses--209 units			489	1110		
Boulevard Houses--1,441 units				1106, 1078, 1102		
Linden Houses--1,586 units				342		
Coney Island Houses--534 units				572		
Nostrand Houses--1,148 units				1054		
Bay View Houses--1,610 units				944.02		
Glenwood Houses--1,188 units						
NEIGHBORHOOD IMPROVEMENTS						
Street Improvements						
Fulton Park area				850		
Summer Avenue				275		
Patchen Avenue				381		
Albany Avenue				271.01, 271.02		
Buffalo Avenue				299		
Brownsville - E. 98th Street				890, 892, 894,		
				896, 900, 922,		
				928		
Coney Island				328, 330, 336,		
West 37th Street				342		
					37	
*Borough costs attributable to Community Development are not available due to the citywide scope of this project.						
**Design work performed by Dept. of Highways staff						
PAGE <u>1</u> OF <u>1</u> PAGES						

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description	Related Objective	Environmental Review Status	Census Tract/census Enumeration District	ESTIMATED COST (\$'000)		Estimated Other Sources of Funds
				Current Program Year	Subsequent Program Year	
(1)	(2)	(3)	(4)	(5a)	(5b)	(6a)
<u>BROOKLYN (continued)</u>						
NEIGHBORHOOD IMPROVEMENTS (continued)						
Surf Avenue			326, 340, 342, 350, 353, 354	225		
Flatbush Avenue Center Smith Street Clinton Street			37, 43 7, 9	29 65		
Fort Greene-Lafayette Avenue			33, 35, 181, 197	82		
Marcus Garvey Hopkinson Avenue Rockaway Avenue			902, 904 301, 363, 365.01, 365.02, 369, 904, 906, 912, 914	17 111		
Williamsburg Ross Street Keap Street Hooper Street Wythe Avenue			300			
Interim Site Improvements--clearing, paving, and planting City-owned lots in Bushwick			405	50		
Wyckoff House Park Site Acquisition/ Relocation			550	825		

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description	Related Objective	Environmental Review Status	Census Tract/C. Eneigmat District	ESTIMATED COST (\$000)		Estimated Other Sources of Funds	
				Current Program Year	Subsequent Program Year		
(1)	(2)	(3)	(4)	(5a)	(5b)	(6a)	(6b)
BROOKLYN (continued)							
NEIGHBORHOOD STABILIZATION PROGRAM- aimed at fostering integration and ensuring the stability of integrated neighborhoods--target areas: East Flatbush-Canarsie	C-3	Assessm't	327, 329, 331, * 355, 460, 02, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 764, 766, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 928, 930, 934, 936, 938, 940, 942, 944, 01, 950, 954, 958, 960, 962, 964, 968, 970, 974, 982, 1098, 1100				

*Borough costs attributable to Community Development are not available due to the citywide scope of this project.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description	Related Objective	Environmental Review Status	Census Tract or Enumeration District	ESTIMATED COST (\$000)		Estimated Other Sources of Funds	
				Current Program Year	Subsequent Program Year		
(1)	(2)	(3)	(4)	(5a)	(5b)	(6a)	(6b)
<u>MANHATTAN</u>							
HARLEM/EAST HARLEM MODEL CITIES	C-1	Assessm't	146, 162, 170, 172, 174, 178, 180, 182, 184, 186, 188, 190, 192, 197.01, 198, 200, 201.01, 202, 204, 206, 207.01, 208, 209, 209.01, 213, 216, 218, 220, 222, 224	7,727**			
				1,293			
Scholarship Awards - for college and high school students from MC area							
Paraprofessionals Program - provides jobs and higher education to area residents and Viet Nam veterans				44			
Family Court Rapid Intervention Program- provides supportive services to family court litigants*					150		

*Funds for these programs will also be used to comprise the funds needed to meet cash matching requirements of Section 301 of the Omnibus Crime Control and Safe Streets Acts 1968 (As Amended).
**Subtotal-includes Central Staff charge of \$132,571

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description	Related Objective	Environmental Review Status	Census Tract(s) or Enumeration District	ESTIMATED COST (\$000)		Estimated Sources of Funds Amount	Other Sources of Funds Amount
				Current Program Year	Subsequent Program Year		
(1)	(2)	(3)	(4)	(5a)	(5b)	(6a)	(6b)
<u>MANHATTAN (continued)</u>							
Treating Physicians Program - Expands health facility operation to improve adult health care and reduce infant mortality				188			
Dental Facility - provides comprehensive family dental care in MC area				75			
Consumer Education/Small Claims Court - protects local consumers against fraudulent practices and investigates recurring incidents*				205			
Summer Recreation Program - provides athletic and cultural opportunities				172			
Work Release Center - utilizes Halfway Houses and job placement to ease transition of former inmates back into society*				390			
Police Community Service Officers - perform community/police liaison and assists crime prevention through civilian patrols*				2,415			

*Funds for these programs will also be used to comprise the funds needed to meet cash matching requirements of Section 301 of the Omnibus Crime Control and Safe Streets Acts 1968 (As Amended).

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description	Related Objective	Environmental Review Status	Census Tract or Enumeration District	ESTIMATED COST (\$000)		Estimated Other Sources of Funds
				Current Program Year	Subsequent Program Year	
(1)	(2)	(3)	(4)	(5a)	(5b)	Source (6a) (6b)
<u>MANHATTAN (continued)</u>						
Housing Authority Community Service Officers - assist Housing Authority police with resident patrols*				396		
Health Careers Training Program - facilitates upward mobility in nursing and health related professions				347		
Fire Prevention and Fire Salvation - provides fire prevention educational services				385		
Sanitation Program - supplements regular refuse collection				1,062		
Human Rights Complaint Center - decentralizes enforcement powers of Commission on Human Rights in discrimination disputes.				24		
Experimental & Bilingual Institute - educates, counsels, and financially aids students with language barriers to qualify for college or technical schools				216		

*Funds for these programs will also be used to comprise the funds needed to meet cash matching requirements of Section 301 of the Omnibus Crime Control and Safe Streets Acts 1968 (As Amended)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description	Related Objective	Environmental Review Status	Census Tract or Enumeration District	ESTIMATED COST (\$000)		Estimated Sources of Funds	Other Funds
				Current Program Year	Subsequent Program Year		
(1)	(2)	(3)	(4)	(5a)	(5b)	(6a)	(6b)
MANHATTAN (continued)							
Legal Services - provides free legal assistance in criminal and civil matters				120			
Maternity and Infant Care - administers medical care and counseling to young unwed mothers				115			
ACQUISITION/RELOCATION OF PROPERTY FOR--							
NEW HOUSING CONSTRUCTION	C-2	Assessm't	207.02, 222	1,183			
Harlem-East Harlem sites 102 and 106--395 units							
Bella Vista--134 units			166	622			
Pueblo Nuevo--120 units			22.01	622			
Concerned Businessmen of Washington Heights--120 units			245	650			
Little Italy--130 units			41	311			
HOUSING REHABILITATION	C-2	Assessm't					
Harlem-East Harlem--204 units			178, 192, 216	1,999			
Manhattan Valley--163 units			189, 193	505			
Lower East Side--500 units			62, 63, 65, 66,	500			
			67, 74, 76				
MODERNIZATION OF CITY-FINANCED PUBLIC HSG.	C-2	Assessm't	309	*			
Marble Hill Houses--1,068 units in Manhattan							
* Borough costs attributable to Community Development are not available due to the Citywide scope of this project and the inclusion of non-Community Development funds.							

HUD-7015.1
110-741

* Borough costs attributable to Community Development are not available due to the Citywide scope of this project and the inclusion of non-Community Development funds.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description	Related Objective	Environmental Review Status	Census Tract/or Enumeration District	ESTIMATED COST (\$000)		Estimated Other Sources of Funds
				Current Program Year	Subsequent Program Year	
				(5a)	(5b)	
MANHATTAN (Continued)				*		City Capital Budget
NEIGHBORHOOD IMPROVEMENTS	C-3	Assessm't	222	1,200		
Rehabilitation of West 134th Street Recreation Center						
Street Improvements						
Metro North--FDR Service Road, East 100th and East 102nd Streets				162, 169, 170	400	** City Capital Budget
East River--FDR Service Road				162, 178	400	
Seward Park Extension--Delancy Street				12, 14.02, 18	63	
Seward Park--East Broadway				14.01	127	
St. Nicholas Park--Seventh Avenue				213.02, 217.02,	238	
				221.01, 221.02,		
				224, 226, 228,		
				230, 232		

* Design work performed by Department of Parks staff.

** Design work performed by Department of Highways staff.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description	Related Objective	Environmental Review Status	Census Tract/or Enumeration District	ESTIMATED COST (\$000)		Estimated Other (\$000) Sources of Funds	Source
				Current Program Year	Subsequent Program Year		
(1)	(2)	(3)	(4)	(5a)	(5b)	(6a)	(6b)
QUEENS							
ACQUISITION/RELOCATION OF PROPERTY FOR NEW HOUSING CONSTRUCTION	C-2	Assessm't					
Corona-East Elmhurst--220 units			373, 381	349	*	*	
MODERNIZATION OF CITY FINANCED PUBLIC HSG.	C-2	Assessm't					
Pomonok Houses--2071 units Arverne Houses--418 units			1227.02 992				
NEIGHBORHOOD IMPROVEMENTS	C-3	Assessm't					
Recreation facilities, site acquisition/ Reloc. (L. Armstrong Multipurpose Ctr.)			300				
Street Improvements			381				
Arverne--Larkin Avenue, Beach 60th and Beach 61st Streets			964, 972	70			
Forest Hills--108th Street, 62nd Drive, and Colonial Avenue			745	250			
Far Rockaway Shopping Area Improvement Program			1008, 1010, 1032	1,300			

*Borough costs attributable to Community Development are not due to the Citywide scope of this project and the inclusion of other funds in the program's total budget.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description	Related Objective	Environmental Review Status	Census Tract/or Enumeration District	ESTIMATED COST (\$000)		Estimated Other (\$000) Sources of Funds
				Current Program Year	Subsequent Program Year	
(1)	(2)	(3)	(4)	(5a)	(5b)	(6a)
QUEENS (Continued)						
NEIGHBORHOOD STABILIZATION PROGRAM--aimed at fostering integration and ensuring the stability of integrated neighborhoods--target areas: Laurelton-Cambria Heights-Rosedale	C-3	Assessm't	328, 492, 516, 538, 548, 556, 556, 592, 598, 604, 610, 616, 624, 632, 650, 660, 682, 1621	358, 496, 534, 540, 552, 554, 558, 590, 594, 596, 600, 606, 612, 614, 620, 626, 630, 638, 646, 654, 656, 664, 680, 690, 694,	384, 512, 536, 542, 554, 554, 590, 596, 602, 608, 614, 620, 630, 646, 656, 680, 694,	*

*Borough costs are not available due to the Citywide scope of the program.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description	Related Objective	Environmental Review Status	Census Tract/or Enumeration District	ESTIMATED COST (\$'000)		Estimated Other (\$'000) Sources of Funds	
				Current Program Year	Subsequent Program Year		
(1)	(2)	(3)	(4)	(5a)	(5b)	(6a)	(6b)
STATEN ISLAND							
ACQUISITION/RELOCATION OF PROPERTY FOR NEW HOUSING CONSTRUCTION	C-2	Assessm't					
Jersey Street--150 units			9,11,77,81	200	*		
MODERNIZATION OF CITY FINANCED PUBLIC HSG.	C-2	Assessm't			*		
General Charles Berry Houses--506 units Todd Hill Houses--502 units			114.01 173				

City
Capital
Budget

*Borough costs attributable to Community Development are not available due to the Citywide scope of this project and the inclusion of other funds in the program's total budget.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description	Related Objective	Environmental Review Status	Census Tract/or Enumeration District	ESTIMATED COST (\$'000)		Estimated Other Sources of Funds	
				Current Program Year	Subsequent Program Year		
(1)	(2)	(3)	(4)	(5a)	(5b)	(6a)	(6b)
<u>CITYWIDE ACTIVITIES*</u>							
Administration of Model Cities Program	C-1	Exempt	See borough forms	5,802			
Housing and Development Administration operating staff for rehabilitation program, previously Federally funded renewal programs, and Community Development funded acquisition/relocation activities	C-2	Exempt	Citywide	8,000			
Property Appraisals for Acquisition	C-2	Exempt	See borough forms	350			
Modernization of City financed public hsg.	C-2	Assessm't	See borough forms	6,100			
Demolition of unsafe buildings	C-6	Assessm't	Citywide	2,500			
Emergency Repair Program	C-6	Assessm't	Citywide	1,500			

*These activities whose costs or locations could be listed on a borough basis appear on the Borough forms. This page lists only those activities with Citywide costs.
**Based on calendar 1974 expenditure rate.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description	Related Objective	Environmental Review Status	Census Tract or Enumeration District	ESTIMATED COST (\$000)		Estimated Other Sources of Funds	
				Current Program Year	Subsequent Program Year		
(1)	(2)	(3)	(4)	(5a)	(5b)	(6a)	(6b)
<u>CITYWIDE ACTIVITIES (Continued)</u>							
Training of tenant orientation specialists	C-6	Exempt	Citywide	100			
Funding for urban renewal project area committees	C-2	Exempt	Citywide	400			
Expansion of Housing Court capacity	C-6	Assessm't	Citywide	500			
Maintenance and repair of City-owned buildings	C-6	Assessm't	Citywide	6,000			
Seal-up of vacant buildings in connection with Community Development funded acquisition of buildings for rehabilitation	C-2	Assessm't	See borough forms	600			
Rehabilitation grants	C-2	Assessm't	Citywide	3,024			
Local share of Federal 701 Comprehensive Planning	C-4	Exempt	Citywide	280			
Planning and management expenses, including Federally mandated activities	C-4	Exempt	Citywide	2,700			
Removal of architectural barriers in City Hall	C-5	Assessm't	Citywide impact	250			
Design of playground facilities for handicapped children	C-5	Assessm't	Citywide impact	100			
Neighborhood Stabilization Program	C-5	Assessm't	See borough forms	600			

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

HOUSING ASSISTANCE PLAN

TABLE I - SURVEY OF HOUSING CONDITIONS

1. NAME OF APPLICANT		2. APPLICATION NUMBER B75-MC-36-0104	3. <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> AMENDMENT	
CITY OF NEW YORK		4. PROGRAM YEAR From: _____ To: _____		
A. OCCUPANCY STATUS AND CONDITION OF HOUSING UNITS	NUMBERS OF YEAR-ROUND HOUSING UNITS			
	TOTAL	OWNER - TYPE	RENTAL - TYPE	
	1. a. OCCUPIED UNITS: TOTAL	2,836,872	669,082	2,167,790
	b. SUBSTANDARD 1/	179,356	9,142	170,214
c. ALL OTHER	2,657,516	659,940	1,997,576	
2. a. VACANT UNITS: TOTAL	80,649 2/	4,449 3/	44,077 3/	
b. SUBSTANDARD	13,437 4/	N.A. 5/	N.A. 5/	
c. ALL OTHER	67,212	N.A. 5/	N.A. 5/	
3. TOTAL OCCUPIED AND VACANT UNITS	2,917,521	673,531	2,211,867	
B. SUITABLE FOR REHABILITATION 6/				
Potentially suitable for				
1. Rehabilitation 7/	842,995	N.A. 8/	N.A. 8/	
Marginally suitable for				
2. Rehabilitation 7/	174,002	N.A. 8/	N.A. 8/	
3. TOTAL SUITABLE FOR REHABILITATION	1,016,997	N.A. 8/	N.A. 8/	

C. DATA SOURCES AND METHODS

Sources: U.S. Census, 1970, Census Tracts.

U.S. Census, 1970, "Components of Inventory Change".

N.Y.C. Multiple Dwelling File, Housing and Development Adm., 1974.

Footnotes: See Attached Page

Table I
Footnotes

A.

- 1/ The number of substandard units is based on U.S. Census sample survey figures and is comprised of dilapidated units and those units lacking some or all plumbing facilities.
- 2/ Included in the vacant units total are 32,123 vacant units not specified as owner or rental types.
- 3/ These numbers reflect those units available for rent or for sale.
- 4/ The condition of vacant units is not directly available from census data. The figure 13,437 is the residual of owner and renter substandard units from the total number of substandard units.
- 5/ The tenure of vacant, substandard units cannot be determined from available data.

B.

- 6/ No survey has accurately determined the number of units which are potentially suitable for rehabilitation. However, 60% of New York City's multiple dwelling units were built before 1929. The City has demonstrated its capacity to rehabilitate structures of all kinds. The City's rehabilitation/loan programs require individual evaluation of buildings as a prerequisite for approval. As an interim measure, the number of units suitable for rehabilitation was determined by the number of violations per dwelling unit in multiple dwellings. Those with 0.5 to 3.0 violations per unit were classified as suitable for rehabilitation. Those having more than 3.0 violations per unit are considered to be marginally suitable.
- 7/ Occupancy status of units suitable for rehabilitation will not be available until extensive surveys are taken. See footnote 6/ for explanation.
- 8/ Tenure of units suitable for rehabilitation is not available from standard sources.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING ASSISTANCE PLAN

TABLE II - HOUSING ASSISTANCE NEEDS OF LOWER INCOME HOUSEHOLDS

1. NAME OF APPLICANT CITY OF NEW YORK	2. APPLICATION NUMBER B75-MC-36-0104	3. <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> AMENDMENT		
		4. PROGRAM YEAR From: _____	To: _____	
SOURCES OF HOUSING NEEDS	NUMBERS OF HOUSEHOLDS			
	TOTAL 2/ Total	Large Families** 1/ Other	Total	Large Families** Other
A. CURRENTLY REQUIRING ASSISTANCE (exc. displaced)				
1. TOTAL: <u>1/</u>	713,308	113,784	599,524	190,271
2. ELDERLY AND HANDICAPPED <u>1/</u>	281,058	7,105	273,953	39,299
3. NON-ELDERLY/HANDICAPPED	482,250	106,679	325,571	150,972
B. DISPLACED OR TO BE DISPLACED	5/ 2,048			
1. TOTAL:				
2. ELDERLY AND HANDICAPPED				
3. NON-ELDERLY/HANDICAPPED				
C. ADDITIONAL HOUSEHOLDS EX- PECTED TO RESIDE IN LOCALITY				
1. TOTAL: <u>6/</u>				
2. ELDERLY AND HANDICAPPED				
3. NON-ELDERLY/HANDICAPPED				
D. DATA SOURCES AND METHODS				

Sources: A. Prepared by Dept. of City Planning, based on Special Census Tabulation of Owner and Renter Occupied Units by Living Condition, 1970, HUD.

B. Dept. of Development, Housing and Development Administration, 1974.

C. New York City, Dept. of City Planning

Footnotes: See Attached Page

* Required only if group represents 5 percent or more of population
** Four or more minors

Table II
Footnotes

A.

- 1/ Total population is based on renter households from the Special Census Tabulation for HUD, as the City has an exceptionally high renter-population, with roughly 2.2 million renter units of a total of 2.9 million units. An analysis of renter-households will be more indicative of the relevant characteristics of those eligible for housing assistance.
- 2/ Large families are defined as five or more persons per household. There is no available census count as to the number of minors per household.
- 3/ Elderly households as defined by the census tabulation prepared by HUD, are those households with one or more members, 62 years or older.
- 4/ There is no available census data as to the number of handicapped persons in New York City. The Mayor's Office on the Handicapped and other social service agencies are currently compiling information and will prepare data in the coming year.

B.

- 5/ The figure is based on windshield/mailbox surveys for the proposed 1st year Community Development program. Initial estimates show that displaced persons are predominately from minority groups. Precise data will become available as the planning process continues, and the formal acquisition procedure begins. At that point, a site-occupancy survey is undertaken to determine the number, size, and needs of the households to be relocated. Based on previous relocation estimates, the preliminary surveys are usually within an 8-10% error margin.

C.

- 6/ No additional households are expected due to net in-migration.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING ASSISTANCE PLAN

TABLE III - ANNUAL GOAL FOR HOUSING ASSISTANCE

1. NAME OF APPLICANT		2. APPLICATION NUMBER B75-MC-36-0104		3. <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> AMENDMENT		
CITY OF NEW YORK, NEW YORK		4. PROGRAM YEAR From: _____ To: _____				
A. CATEGORY	NUMBERS OF UNITS (except as noted)					
	FIRST YEAR GOAL			THREE YEAR GOAL* 5/		
	TOTAL	TYPES OF UNITS		TOTAL	TYPES OF UNITS	
New		Exist 6/	Rehab.		New	Exist
1. TOTAL	20,500	9,000	4,500	7,000		
2. ELDERLY 1/						
3. NON-ELDERLY LARGE 1/						
4. OTHER 1/						
B. SOURCES OF ASSISTANCE						
1. HUD						
a. SECTION 8**	16,500	9,000	4,500	3,000		
AMOUNT 2/	\$	\$	\$	\$	\$	\$
b. CD BLOCK GRANTS	\$3,022,000	3/		\$3,022,000		
c. OTHER						
2. STATE AGENCIES IDENTIFY PROGRAM: a.						
b.						
c.						
3. OTHER a. FARMERS HOME AD.						
b. LOCAL PROGRAMS 4/	4,000			4,000		
c. OTHER (specify)						
C. EXPLANATION OF PRIORITIES						
See written text for explanation of priorities.						
Footnotes are on attached page.						
<small>* Optional ** Explain any State agency amounts included</small>						

FOOTNOTES TO HUD TABLE 7015.10

1. Preliminary implementation of Section 8 subsidy program and categorical breakdown of funding is dependent upon Federal regulations, subsidy allocations, and permanent financing sources. While a breakdown can be developed for New, Existing, and Rehab totals, no specifics as to elderly and large apartments can be developed until the City ascertains how the new subsidy programs will work. In any event, the first year's development will be on sites acquired for new construction and/or buildings in the rehab pipeline, which have already been programmed. Actual sites to be developed depend on design and financing status. As a matter of general practice, 20 percent of the units developed are usually reserved for elderly households with site by site variation. Percentages of large units are usually worked out with the local community within the constraints of financing.
2. See text discussion, Part VI, Annual Goals.
3. Federal regulations prohibit the use of Community Development Block Grants for new construction.
4. This is a total number of units a major portion of which could be financed out of existing municipal loan funds, the City's below market interest rate rehab mortgage program. The City has as a policy goal the achievement of an annual rate of 7,500 units per year.
5. The City exercises its option not to develop a three year goal until such time as it can further consult with the general public as to goals and objectives, and until it has had a chance to evaluate the implementation of the Section 8 subsidy program
6. See discussion in text under "Existing Housing."

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

HOUSING ASSISTANCE PLAN

TABLE IV - GENERAL LOCATIONS OF LOWER INCOME HOUSING

1. NAME OF APPLICANT CITY OF NEW YORK, NEW YORK	2. APPLICATION NUMBER B75-MC-36-0104	3. <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> AMENDMENT
	4. PROGRAM YEAR From: _____	To: _____

A. IDENTIFY GENERAL LOCATIONS ON MAP IN THIS APPLICATION

1. NEW CONSTRUCTION: CENSUS TRACT NUMBERS
2. REHABILITATION: CENSUS TRACT NUMBERS See below

B. EXPLANATION OF SELECTION OF GENERAL LOCATIONS

1. NEW CONSTRUCTION

Included in the application are maps of the City's rehabilitation pipeline and of new construction projects needing Section 8 assistance by Community Planning District. Also included is a list of the census tracts in each Community Planning District.

The text of the Annual Goal statement indicates the City's priorities for lower income housing.

2. REHABILITATION

See above

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT BUDGET		A. <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> AMENDMENT	B. APPLICATION NO. B75-MC-36-0104
C. NAME OF APPLICANT CITY OF NEW YORK, NEW YORK		D. PROGRAM YEAR FROM: TO:	
LINE NO.	E. PROGRAM ACTIVITY		AMOUNT
1.	ACQUISITION OF REAL PROPERTY		\$ 11,488,000
2.	PUBLIC WORKS, FACILITIES, SITE IMPROVEMENTS		8,010,000
3.	CODE ENFORCEMENT		500,000
4.	CLEARANCE, DEMOLITION, REHABILITATION		16,700,000
5.	REHABILITATION LOANS AND GRANTS		4,024,000
6.	SPECIAL PROJECTS FOR ELDERLY AND HANDICAPPED		350,000
7.	PAYMENTS FOR LOSS OF RENTAL INCOME		0
8.	DISPOSITION OF REAL PROPERTY		0
9.	PROVISION OF PUBLIC SERVICES		600,000
10.	PAYMENT OF NON-FEDERAL SHARES		280,000
11.	COMPLETION OF URBAN RENEWAL PROJECTS		0
12.	RELOCATION PAYMENTS AND ASSISTANCE		5,744,000
13.	PLANNING AND MANAGEMENT DEVELOPMENT		2,700,000
14.	ADMINISTRATIVE		14,652,000
15.	CONTINUATION OF MODEL CITIES ACTIVITIES		25,461,000
16.	SUBTOTAL		90,509,000
17.	CONTINGENCIES AND/OR UNSPECIFIED LOCAL OPTION ACTIVITIES (Not to exceed 10% of line 16)		0
18.	TOTAL PROGRAM ACTIVITY COSTS		90,509,000
F. RESOURCES FOR PROGRAM ACTIVITY COSTS			
1.	ENTITLEMENT AMOUNT	102,244,000	Hatched
2.	LESS DEDUCTIONS	11,735,000	
3.	ENTITLEMENT AVAILABLE FOR BUDGET ACTIVITIES	90,509,000	
4.	PROGRAM INCOME	0	
5.	SURPLUS FROM URBAN RENEWAL PROJECT SETTLEMENT	0	
6.	LOAN PROCEEDS	0	
7.	UNOBLIGATED FUNDS - PRIOR PROGRAM YEAR	0	
8.	TOTAL RESOURCES FOR PROGRAM ACTIVITY COSTS	\$ 90,509,000	

¹ Check box if costs include indirect costs which require approval of a cost allocation plan as required by Federal Management Circular 74-4.

Note to HUD 7015.5

1. Line 4 includes \$6.1 million as part of a \$15.5 modernization program for The New York City Housing Authority's "Part III" and "Part IV" housing projects. The bulk of the \$15.5 million cost will be met from City Capital Budget allocations from this and prior years. The housing projects to be modernized are:

<u>Project</u>	<u>Number of Units</u>
<u>Bronx</u>	
St. Mary's Park Houses	1,007
Pelham Parkway Houses	1,266
Parkside Houses	879
Gun Hill Houses	733
Marble Hill Houses (Bronx portion)	<u>614</u>
Subtotal.....	4,499
<u>Brooklyn</u>	
John F. Hylan Houses	209
Boulevard Houses	1,441
Linden Houses	1,586
Coney Island Houses	534
Nostrand Houses	1,148
Bay View Houses	1,610
Glenwood Houses	<u>1,188</u>
Subtotal.....	7,716
<u>Manhattan</u>	
Marble Hill Houses (Manhattan portion)	1,068
<u>Queens</u>	
Pomonok Houses	2,071
Arverne Houses	<u>418</u>
Subtotal.....	2,489
<u>Richmond</u>	
General Charles Berry Houses	506
Todt Hill Houses	<u>502</u>
Subtotal.....	1,008
TOTAL	16,780

ASSURANCES

(INSTRUCTIONS: The applicant must provide assurances and or certify to all of the following items: The only exception is item No. 10 for which the applicant must certify as to either (a) or (b), or to both.)

The applicant hereby assures and certifies that he has complied with the regulations, policies, guidelines and requirements of OMB Circular No. A-95, and that he will comply with the regulations, policies, guidelines and requirements of Federal Management Circulars 74-4 and 74-7, as they relate to the application, acceptance and use of Federal funds for this federally-assisted program. Also, the applicant gives assurance and certifies with respect to the grant that:

1. It possesses legal authority to apply for the grant, and to execute the proposed program; that a resolution, motion or similar action has been duly adopted or passed as an official act of the applicant's governing body, authorizing the filing of the application, including all understandings and assurances contained therein, and directing and designating the applicant's chief executive officer as the authorized representative of the applicant to act in connection with the application and to provide such additional information as may be required.
2. It will comply with:
 - (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and in accordance with Title VI of that Act, no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Applicant receives Federal financial assistance and will immediately take any measures necessary to effectuate this agreement. If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the Applicant, this assurance shall obligate the Applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits.
 - (b) Title VIII of the Civil Rights Act of 1968, (P.L. 90-284) as amended, and will administer all programs and activities relating to housing and community development in a manner to affirmatively further fair housing.
 - (c) Section 109 of the Housing and Community Development Act of 1974 and in conformance with all requirements imposed by or pursuant to the Regulations of the Department (24 CFR Part 570.601) issued pursuant to that Section; and in accordance with that Section, no person in the United States shall, on the ground of race, color, national origin or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with the community development funds.
 - (d) Executive Order 11063 on equal opportunity in housing.
 - (e) Section 3 of the Housing and Urban Development Act of 1968, as amended, requiring that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be awarded to eligible business concerns which are located in, or owned in substantial part by, persons residing in the area of the project.
3. Prior to the submission of its application, the applicant has:
 - (a) Provided citizens with adequate information concerning the amount of funds available for proposed community development and housing activities, the range of activities that may be undertaken, and other important program requirements;
 - (b) Held at least two public hearings to obtain the views of citizens on community development and housing needs; and
 - (c) Provided citizens an adequate opportunity to participate in the development of the application and in the development of any revisions, changes, or amendments.
4. The applicant will:
 - (a) Provide fair and reasonable relocation payments and assistance in accordance with Sections 202, 203, and 204 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act (P.L. 91-646) and applicable HUD regulations, to or for families, individuals, partnerships, corporations or associations displaced as a result of any acquisition of real property for an activity assisted under the program;

- (b) Provide relocation assistance programs offering the services described in Section 205 of P.L. 91-646 to such displaced families, individuals, partnerships, corporations or associations in the manner provided under applicable HUD regulations;
- (c) Assure that, within a reasonable time prior to displacement, decent, safe, and sanitary replacement dwellings will be available to such displaced families and individuals in accordance with Section 205(c)(3) of P.L. 91-646;
- (d) Inform affected persons of the benefits, policies, and procedures provided for under HUD regulations; and
- (e) Carry out the relocation process in such a manner as to provide displaced persons with uniform and consistent services, and assure that replacement housing will be available in the same range of choices with respect to such housing to all displaced persons regardless of race, color, religion, or national origin.

5. The applicant will:

- (a) In acquiring real property in connection with the community development block grant program, be guided to the extent permitted under State law, by the real property acquisition policies set out under Section 301 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act and the provisions of Section 302 thereof;
- (b) Pay or reimburse property owners for necessary expenses as specified in Sections 303 and 304 of the Act; and
- (c) Inform affected persons of the benefits, policies, and procedures provided for under HUD regulations.

6. It will give HUD and the Comptroller General through any authorized representative access to and the right to examine all records, books, papers, or documents related to the grant.

7. The applicant will comply with the provisions of the Hatch Act which limit the political activity of employees.

8. It will comply with the provisions of Executive Order 11296, relating to evaluation of flood hazards.

9. The applicant's certifying officer:

- (a) Consents to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969 insofar as the provisions of such act apply pursuant to this Part; and
- (b) Is authorized and consents on behalf of the applicant and himself to accept the jurisdiction of the Federal courts for the purpose of enforcement of his responsibilities as such an official.

10. The Community Development Program:

- (a) Gives maximum feasible priority to activities which will benefit low- or moderate-income families or aid in the prevention or elimination of slums or blight;
- (b) Contains activities designed to meet other community development needs having a particular urgency which are specifically identified and described in the applicant's community development plan summary and community development program.

11. It will establish safeguards to prohibit employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.

12. It will comply with all requirements imposed by HUD concerning special requirements of law, program requirements, and other administrative requirements approved in accordance with Federal Management Circular 74-7.

Legal Certification: As counsel for the applicant and an attorney-at-law admitted to practice in the State in which the applicant is located, I certify that the facts and representations contained in Assurance No. 1 above are true and in accordance with State and local law.


(Signature of Applicant's Counsel)

W. Bernard Richland
(Type or Print Name of Applicant)

4/11/75
(Date)



PART I: COMMUNITY DEVELOPMENT PLAN SUMMARY

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PART I: COMMUNITY DEVELOPMENT PLAN SUMMARY

The Act calls for a summary of a three year community development plan which is "designed to eliminate or prevent slums, blight and deterioration where such conditions or needs exist, and to provide improved community development facilities and public improvements, including the provision of supporting health, social and similar services where necessary and appropriate." This plan summary must

- identify community development needs
- specify long and short-term objectives
- demonstrate a comprehensive strategy for meeting those needs.

COMMUNITY DEVELOPMENT NEEDS

Statements of needs in the application are limited to currently available City wide data related only to specific items included in the first year program: housing, Model Cities, neighborhood improvements, architectural barriers for the handicapped, etc. Future plans will be based on geographic analysis of relevant community development factors that will be the basis for developing new programs.

The Federal regulations specify that data used in the application should be readily available to the Secretary of HUD. This has been interpreted to mean that the primary source of data should be the U.S. Census of 1970; where possible this has been the source of data used to state needs. In addition, selected data available from City agencies have been used when the Census does not include information relevant to an activity included in the program.

HOUSING NEEDS

A quarter of a century has passed since Congress first pledged as a national goal "a decent home and a suitable living environment for every American family." During that time, however, this goal has become increasingly remote for New York City. Today, roughly one-third of the City's households live in housing that is overcrowded, or rundown, or too expensive for their limited incomes. The statistics speak for themselves:

- Some 750,000 households are paying more than 25 per cent of their incomes for rent.
- Nearly 250,000 households are living in overcrowded quarters.
- More than 170,000 households are renting units that are dilapidated or lack adequate plumbing facilities.

New York City has a critical, and growing, housing shortage. For the past several years the vacancy rate, a mere 1.5 per cent, has been too low for a free housing market to operate. New construction has severely declined in the last few years due to high interest rates and soaring construction costs. At the same time, rising fuel and maintenance costs have led to the deterioration and abandonment of many existing buildings.

At present, the City is sustaining a net loss of approximately 10,000 housing units per year. The number of new units completed in the 1970's averaged only 20,000 a year, down from an average of 37,000 a year in the 1960's. The number of units lost to fire, demolition and abandonment has been roughly estimated currently at 30,000 a year. This loss has had a greater impact on lower-income groups than on the population at large, since buildings that shelter the poor operate on the slightest margin of profit and are thus more likely to be abandoned. Low- and moderate-income families are more likely to be paying more than 25 per cent of their income for rent. Surveys indicate that the lower a family's income is the higher the proportion of income it spends on rent. Consequently, nearly half a million households earn less than \$5,000 a year and pay more than 35 per cent of their income for rent. More than half of these households are elderly persons, and 82 per cent of this group pays more than 25 per cent of their

incomes for rent.

New housing which is not federally subsidized is beyond the reach of 80 per cent of the City's households. A family of four must have a gross income in excess of \$20,000 to afford any kind of new, un-subsidized housing. But, while the need for programs to reduce rents intensified, the recent Federal moratorium brought the construction of low and moderate-income rental housing to a virtual standstill. Nearly 30,000 units that would have advanced towards completion were held back because of Federal retrenchment.

NEEDS OF LOW AND MODERATE INCOME FAMILIES AND HOUSEHOLDS

In 1969, 236,400 of New York City's families and 266,000 unrelated individuals had incomes below the poverty level of \$3,700 for a family of four, as defined by the United States Bureau of Census. This represented a total of 1,165,000 people or 15 per cent of the total population. In 1973, 432,300 welfare cases provided support for 980,630 people.

Unemployment has become increasingly severe in the past four years. In 1970, approximately 140,000 New York residents were unemployed. By 1974, this number had increased to an estimated 250,000. In addition, many individuals needing support are not included in the labor force for a variety of reasons: old age, physical handicaps or lack of appropriate skills. In 1969, 366,000 persons in the experienced civilian labor force were underemployed, earning less than \$4,000.

The Housing and Community Development Act of 1974 employs the measure of heads of households with incomes below 80 per cent of the median income for the Standard Metropolitan Statistical Area as the basis for housing assistance needs. In New York this level was approximately \$7,400 in 1970. At that time about 1,232,000 or 43 per cent of New York City heads of households had incomes less than \$7,400.

CONCENTRATION OF LOW INCOME POPULATION

In 1967, Poverty Areas were designated by the Council Against Poverty, the local community action agency of the Office of Economic Opportunity, based on incidence of general service live births, juvenile delinquency, and welfare recipients. Model Cities neighborhoods were then selected from within these designated poverty areas.

In 22 of the City's 62 community planning districts at least half of the area falls within designated Poverty Areas. Although these 22 districts include 41 per cent of the City's total population, their needs are disproportionately high; they contain:

- 52 per cent of the City's household heads with incomes below 80 per cent of the SMSA median income in 1970
- 65 per cent of the City's families with incomes below the poverty level in the 1970 Census
- 73 per cent of the City's welfare recipients.

EDUCATION NEEDS IN POVERTY DISTRICTS

New York City relies on the skill and education of its labor force especially as the City has become increasingly a center for service, finance, and government rather than manufacturing. However, the educational level of adults in the poverty areas is substantially lower than that of the rest of the City, and the high school drop-out rate among the youth in these neighborhoods is almost twice that of the rest of the City.

- 40 percent of all persons over 25 years of age in poverty districts have less than an 8th grade education, compared to 31 per cent in other districts.
- 63 per cent of the youths 16 to 21 years old in poverty districts are not in school or lack a high school diploma, compared to 37 per cent in other districts.

These residents are unprepared for many skilled jobs, and in a time of economic recession, outnumber the available unskilled jobs.

The tendency of poor youth to end their education early continues at the college level. When, in September 1970, the City University of New York opened its doors to all high school graduates, the number of applicants from low income areas was disproportionately low.

HEALTH NEEDS IN POVERTY DISTRICTS

New York City is one of the leading medical centers of the world, with seven medical schools and some of the nation's leading medical research centers. While the City has three physicians per 1,000 people, nearly double the national average, the poverty areas' ratio is only about one-quarter that of the City. The poverty areas, which have the most inadequate health resources, show the highest incidence of disease and deaths.

- Venereal disease rate in poverty districts is 10.07 per 1,000 people, compared to 2.32 in other districts.
- Infant mortality rate in poverty districts is .27 per 1,000, compared to .16 in other districts.
- Deaths due to drug dependence in poverty districts is .16 per 1,000, compared to .04 in other districts.

PUBLIC SAFETY AND CRIME CONTROL NEEDS IN POVERTY DISTRICTS

Public safety in New York City has improved over the past several years, in comparison with other cities. According to data published by the Federal government, serious crime has declined in New York since 1969; the City now ranks 19th out of the 25 largest metropolitan areas in the country. In poverty districts, however, crime still takes a heavy toll:

- Reported crimes were 82 per 1,000 population in poverty districts, compared to 57 in other districts in 1971.
- 68 per cent of the City's juvenile offences took place in poverty districts in 1972.
- 61 per cent of all fires in 1971 occurred in poverty districts.

ARCHITECTURAL BARRIERS TO HANDICAPPED

Access to public hearings and City services is often denied the aged, disabled and other handicapped citizens due to architectural barriers in public buildings, in streets, in parks or on public transportation. In 1970, New York City had 948,000 people over 65 years of age and 466,000 disabled and handicapped (aged 16 to 64 years). In addition, there are an estimated 32,800 handicapped school age children.

PARKS AND RECREATION FACILITIES

A City-wide system of parks and recreation facilities accessible to all New Yorkers is far from complete. The large Borough or City-wide parks are heavily used. High density low-income neighborhoods usually have the greatest lack of recreation facilities. Heavy use and abuse of parks accessible to New York's high density areas has led to a serious decline in condition. In 1934 there were 250 parks and over 45,000 Parks Department employees. In 1974 there were 1,100 parks and only 4,500 employees.

In an attempt to reverse the deterioration of the parks - which impoverishes rich and poor alike - the New York City Parks Department is giving absolute priority to park maintenance in its current and projected budgets.

- The Parks Department request for capital improvement funds over the next five years is \$478 million. This sum is almost entirely budgeted for the rehabilitation and maintenance of existing parks and recreation facilities.
- One-quarter of community board priority requests for the 1975-1976 Capital Budget were for park and recreation facilities; of these, one-half were for rehabilitation.

STREET IMPROVEMENTS

New York City has an enormous backlog of needed street improvements. The surfaces are old and generally in poor condition. Constant citizen complaints are received by the Highways Department regarding potholds and drainage problems. Thirty-five of 295 community board priority requests for the 1975-1976 Capital Budget were for street improvements.

Of the 6,000 miles of mapped streets, 3,424 have permanent paving. 1,015 miles have only temporary paving and 1,200 are not paved at all. Rapid deterioration results from heavy traffic, repeated under-street utility work, and heavy use of salt in winter. Insufficient resources to keep up with the backlog of required street repaving and reconstruction further exacerbate the problem.

To catch up with the backlog of resurfacing and surfacing requirements, the Department of Highways has requested \$700 million over the next five years.

LOCAL RETAIL AREAS

The quality of local shopping areas contributes directly to the viability of surrounding areas. Older retail areas in the City's neighborhoods suffer from narrow streets and traffic congestion. Between 1967 and 1972 the City lost approximately 6000 retail establishments and retail sales declined by almost 11 percent. Much of this decline can be attributed to the deterioration of local shopping streets faced with increasing competition from larger shopping centers, many outside the City limits.

LONG-TERM OBJECTIVES.

The long-term objectives in the community development program, extending beyond the third year, are the development of specific projects designed, according to the Act, "to eliminate or prevent slums and blight and deterioration where such conditions or needs exist and to provide improved community development facilities and public improvements, including the provision of supporting, health, social and similar services."

The overall goal of the City for the 3-year period is the development of a more integrated and comprehensive planning process which incorporates maximum citizen and community participation, and improved budgeting and management procedures.

The City of New York has a long history of citizen involvement in planning and development processes in neighborhoods and communities. Formally constituted citizen participation processes like Community Planning Boards, the Model Cities policy committees, the urban renewal Project Area Committees and Community Action Corporations are among the many groups involved.

In 1968, Local Law 39 was passed establishing 62 Community Planning Boards as the body through which citizens participate in the development of plans for their district's welfare. Over the years, this process has been strengthened and is now a well-established mechanism for community participation in the City's planning, capital budgeting, and decision-making processes. Because this process and the Model Cities and Urban Renewal processes are recognized and accepted by both City officials and residents alike, they are the mechanism through which the City is meeting and executing its citizen participation responsibilities of the Housing and Community Development Act of 1974. In order to ensure maximum effective citizen participation, the City intends to modify existing procedures when necessary.

To achieve this goal, the City has the following long-term objectives:

1. To coordinate the City's overall planning process by integrating community development planning with the Capital Budget process at the community level and by integrating social services planning with physical planning.

Long-term activities will be directed toward two major objectives: (1) the expansion of current citizen participation efforts; and (2) the continued development of an informed citizenry that will be able to deal with the intricacies of Community Development program requirements.

The City's Capital Budget process is perhaps its most hopeful method of integrating local citizen input meaningfully into public decision-making. Training programs and workshops familiarize planning board members and others with the City's overall planning processes, acquaint them with government mechanisms, convey a knowledge of planning tools and general information about functional areas. A Community Planning Handbook for each district containing all available data and information is distributed to the community boards and is periodically supplemented with new or updated

materials. Based on this educational foundation of City-wide budget orientation and identification of community needs, board members articulate five budget priorities which receive the attention and response of the Planning Commission when drawing up its Draft Capital Budget.

Based on this model, community boards and other affected groups should be able in the future to participate more fully in the community development application formulation and review. It is suggested that in coming years the City Planning Commission initiate community development planning concurrent with the Capital Budget process and work with the 62 Community Planning Boards, the urban renewal Project Area Committees, Model Cities policy committees, and other interested citizens and groups for their review, comment and suggestions. Where appropriate, community boards would schedule public hearings, inviting Urban Renewal and Model Cities citizen committees, other interested citizens and groups to attend and present their views, which would be evaluated and incorporated into the Planning Commission's recommendations to the Mayor and the Board of Estimate. In the ongoing review process, the City would seek to formalize the relationships of the Model Cities policy committees, the urban renewal Project Areas Committees, and other affected groups with Community Planning Boards, the City Planning Commission and other City agencies and officials. Accompanying this process would be more widespread dissemination of community information and data, and expansion of the training programs.

2. To establish more effective program monitoring and evaluation by gathering more complete data on community conditions and by developing new performance criteria for fiscal accountability, equal opportunity standards, environmental impact and regional context.

This objective will serve as a rational basis for determining the relative productivity and performance of programs and agencies with community development responsibilities. Continual updating of community development data will increase the flexibility and effectiveness of programs. The Department of City Planning and the Bureau of the Budget both collect varieties of population, manufacturing, economic and fiscal data. The Bureau of the Budget and City Planning Commission will establish criteria by which policy, plans, and programs can be monitored and evaluated. The City's ability to relate information about discrete neighborhoods and programs can be improved. For the Community Development and Housing Assistance Program we shall analyze what is collected regularly, determine what additional information is needed, and develop the procedures for keeping information current.

3. To develop through the operation of the planning and monitoring processes, a comprehensive plan for the use of community development funds which maximizes the effectiveness of the program, and which is consistent with the City's general policies and strategies. The specific long-term objectives and strategies will evolve out of this plan.

Conferences have been conducted by the City Planning Commission for community board members, other voluntary citizen groups, and representatives from City, State, and Federal agencies, unions, trade associations, and the academic community. These have been devoted to topics such as Neighborhood Preservation, Housing Quality, Economic Development, Large-scale Development, and Waterfront.

For these conferences, workbooks containing relevant historical, environmental, economic and other information were prepared and distributed in advance. The focus has been on policy, program planning, and allocation of funds. These conferences can be expanded and focused on other community development issues.

To refine these long-term objectives, it will be necessary to ascertain the future level of support the City will receive both from the Federal and State governments. Serious conditions in the City make general goals apparent: one must be increased support from the Federal government, without which New York's greatest needs will be unmet. During the first year of the Community Development Block Grant, federal funding is about one-third less than the City would have received under the defunct categorical grant system. To the extent that the Federal government can make a long-term commitment of increased funding for community development, the City can make long-term plans with greater certainty and appropriateness. The recent housing moratorium has demonstrated how a city's efforts to meet housing and community development needs can drastically falter without steady Federal support. The \$102 million for the New York City community development grant is equivalent to 1/22d of the City's Capital Budget and 1/90th of the City's total budget in 1974-1975. A serious problem with the community development grant allocation formula is that it fails to take into account the higher construction and service costs in New York City.

SHORT-TERM OBJECTIVES

The regulations of the Act call for describing objectives "designed to make measurable progress against the identified community needs, over a period of up to 3 years. Wherever possible, the short-term objectives should include measurable factors such as quantity, quality, or a combination of these, and must describe the general location of activities to be carried out to meet the objective."

The short-term objectives stated in this application relate to the implementation of current City policy, the development of City procedures for administering the block grant, and a mechanism for City agencies and citizens to work jointly in preparing future applications. These objectives are as follows:

1. To meet community development objectives initiated by Federal programs replaced by Title I of the HCD Act.

Foremost among these commitments are Model Cities programs in Central Brooklyn, Harlem-East Harlem, and the South Bronx, which deliver a wide range of services and provide employment opportunities for neighborhood residents. Other obligations are needed housing sites that have been approved but not acquired by the City. A number of these are proposed for acquisition.

2. To carry out the City's comprehensive housing strategy recently adopted by the Mayor's Policy Committee.

In its report, Housing Development and Rehabilitation in New York City, the Mayor's Policy Committee examined the housing problems facing the City and adopted a wide range of policy proposals, some of which require block grant funding. Specific objectives include moving sites already acquired into construction maintaining the City's pipeline for new housing construction, substantially expanding the City's capacity to rehabilitate housing, upgrading publicly-owned housing in need of repair, and stimulating the private housing market.

3. To maintain the City's economic and residential stability and viability and to support public investment in housing for families of low and moderate income by undertaking related neighborhood improvements and programs.

The long-term viability of an urban area depends to a large extent on the degree of public investment in infrastructure - streets, sewer water supply, parks, etc. - necessary to support economic and residential activities. In areas where substantial housing investment has recently occurred or will occur, it is especially important if infrastructure needs be met.

4. To improve the City's planning and management capacity in order to carry out the Act's requirements and to make full and timely use of its provisions.

The City aims to:

- monitor closely the expenditures of funded programs;
- establish and evaluate performance standards for community development activities;
- collect demographic data indicating the population groups that have participated in or benefitted from community development programs;
- certify and maintain the necessary records demonstrating that Federal requirements for environmental review, relocation, equal opportunity, payment of prevailing wages and citizen participation are met;
- establish and implement a plan and procedure for environmental assessment and citizen participation;
- effectively plan the future community development effort.

5. To meet specific concerns of the Act regarding the removal of architectural barriers and the preservation of historic property.

Among the areas of concern singled out by the HCD Act are the removal of architectural barriers restricting the mobility of handicapped persons.

The City has begun to fund projects meeting these goals, and can develop long-run programs to deal with them with community development assistance.

6. To increase the City's capacity to deal with acute problems of housing abandonment and inadequate maintenance.

The high rate of housing abandonment is perhaps the greatest single cause of the City's housing problems. Basically sound buildings deteriorate until demolition becomes necessary. The City's existing programs are underfunded and only touch part of the problem. The City aims to improve its own capacity as well as the capacity of non-profit community housing organizations to repair and maintain buildings for which the City is a receiver or owner. Complementary objectives include expanding the capacity of the City's housing court, developing an on-going tenant orientation program, and maintaining the ability to demolish unsafe buildings.

STRATEGIES

A comprehensive strategy for meeting the City's community development needs must be developed by an on-going and intensive analysis of needs and resources, in consultation with the communities and other government agencies.

For this application, strategies have been adopted for the first year only, based on existing program capacity and data on needs. As the community development programs develop and expand, strategies can be adopted with more confidence and with a longer view.

MODEL CITIES STRATEGIES

The Model Cities program was designed to improve the quality of life in poverty areas. It launched a concentrated attack on social, economic and environmental deficiencies in order to arrest and reverse the patterns of decay and alienation in poor neighborhoods. New York City was named a Model City in 1967 and Central Brooklyn, Harlem-East Harlem, and the South Bronx were designated as its Model Neighborhoods. These are the areas in which housing problems, unemployment, poverty, low educational achievement, unhealthy conditions, high juvenile arrests, drug addiction, and other related conditions are concentrated. The neighborhoods chosen were selected because they were significant parts of the largest areas of increasing need whose improvement could stabilize surrounding territory.

These are some of the existing conditions in the Model Cities Neighborhoods:

- 70.5 per cent of the families in Model Cities Neighborhoods had incomes of less than \$8,000 per year compared with 39 per cent for the City as a whole.
- 27.8 per cent of the Model Cities labor force is classified in the lower-income machine-operating category, compared with 15.4 per cent City wide.
- Only 4.6 per cent of the Model Cities labor force is in the professional, managerial and other white collar classifications, compared to 15.2 per cent of the City-wide labor force.

Over the past several years, each neighborhood has begun to develop programs to meet critical needs. Community service officer programs, sanitation, and fire prevention programs have provided necessary services to residents as well as training for better job opportunities.

The interaction of service and training programs in the past with City agencies has often helped in providing Model Cities residents with job opportunities not ordinarily available. Other interactions aimed at legal assistance have been helpful in reducing a variety of community problems: consumer fraud, drug abuse, delinquency and recidivism.

Similarly, the paraprofessional programs, like those in health, follow the same strategy of enabling residents to receive assistance from fellow residents who are receiving training and jobs. In turn, as new job opportunities are developed, new or higher salaries influence the neighborhood's economy.

Programs which offer stipends for higher education are another way to break the bonds of poverty. Many young people from Model Cities areas have less access to higher education, despite free tuition and open admission policies, because of their inability to absorb basic support costs.

Model Cities has also provided a way for children and senior citizens to leave the City for varied recreational experiences through bus trips and summer camp activities.

The coordinated administration of the Model Cities programs prevents needless overlap and encourages useful cooperation among the various activities. Its emphasis on citizen participation and the program's structure has effectively included residents in decisions affecting their Model Neighborhoods. The Citywide Model Cities Board and the Local Policy Committees, as well as the Neighborhood Advisory Task Force, which include local churches, civic organizations, and business groups bring together a diversity of community sentiment and talent. The Model Cities Council integrates Model Cities activities with other social programs within the same area for added impact.

HOUSING STRATEGIES

In 1968, New York City published its first comprehensive strategy for community development* which, then as now, was viewed as a process for building a sound living environment with greater housing, employment and educational choices for all citizens. Relating this general goal to the City's neighborhoods, urban planners focused on the degree to which neighborhoods were able to offer suitable living environments. Problems of poverty, unemployment and inadequate education are closely related to decrepit and overcrowded housing. Consequently, City housing policy must be aimed to identify, treat and prevent decaying neighborhoods.

The areas designated in 1968 for some form of assistance have continued to need it. The Community Renewal Program divided the City into the following categories:

- Major Action Areas - overcrowded; decaying areas with the greatest housing needs.
- Preventive Renewal Areas - generally adjacent to but with better housing conditions than in major areas, often experiencing population transition.
- Sound Areas - stable population, and housing in good condition.

*Community Renewal Program, City of New York, Between Promise and Performance..., December 1968.

Within this context, City policy must also address the citywide housing problems discussed in "Summary of Housing Needs and Conditions in New York City" (See Part III). The resulting housing strategy consists of two broad program objectives: (1) increasing the quantity and quality of the housing stock within the demand constraint of widespread income deficiency; and (2) area coordination of housing and other community development programs to create significant positive neighborhood effects. In addition the City seeks to stabilize the housing market by regulating private housing until vacancy rates are high enough to give residents a free choice of dwelling places.

Increasing the Quantity and Quality of the Housing Stock

The City's efforts consist of encouraging increased production of new housing units, upgrading existing housing and curbing abandonment and returning abandoned buildings to the housing stock.

Financing New Construction

In recent years, the City has relied chiefly on the New York State Mitchell-Lama program, sometimes in conjunction with other subsidy programs, to increase the production of new housing. Under the Mitchell-Lama program, established in 1955, the City and State provide long-term, low equity mortgages at below market interest rates to limited-profit and non-profit housing projects. In addition the City grants these projects substantial abatement of real estate taxes and has used its powers of eminent domain to assemble building sites for Mitchell-Lama housing projects. Depending on the final rent levels desired and feasible, Mitchell-Lama financing has been used in conjunction with other subsidies from City and Federal urban renewal land cost write-down. Federal Section 236 interest reduction, and City purchase of a "reversionary interest", which was a mechanism originally developed by the City to augment Federal subsidies.

Local Public Housing

Although low income housing has traditionally been built and managed with Federal funds by the New York City Housing Authority, about 70,500 units of public housing have been financed solely with State and City funds. Rehabilitation and modernization of such projects, including the installation of air pollution control equipment, have been accomplished with City and State funds.

Tax Incentives

In addition to public housing and publicly-aided Mitchell-Lama housing projects, the City has offered incentives to private developers in the form of a ten-year partial real estate tax exemption of new housing under Section 421 of the State Real Property Tax Law. The "421 program" has been successful in stimulating construction in the City's most marketable residential areas, but has had little effect outside these areas. The City is currently evaluating the impact of the "421 program" on the residential market and seeking ways to make the law more broadly effective.

Zoning Incentives

The City continually seeks ways to use zoning controls to increase the quantity and quality of housing production within the context of sound planning criteria. To that end, the City has in recent years added provisions that encourage the development of row housing on vacant or under-utilized lots in predominantly built-up area (Infill Zoning). Special bonuses are available to developers of vacant tracts who provide cluster housing, common open space, and other amenities (Planned Unit Development). These provisions are subject to continuous evaluation and refinement by the Planning Commission. In addition, the City has established a number of special zoning districts designed to meet the particular development needs of various neighborhoods. For example, the Clinton Special District substitutes a housing rehabilitation bonus and a park development bonus for the traditional plaza bonus for high rise construction. Zoning powers are further being developed to channel private market forces into fulfilling such community objectives as landmarks preservation.

Upgrading Existing Units

While both the Mitchell-Lama and public housing programs have been used for rehabilitation housing, the City's major rehabilitation tool is the Municipal Loan program. Long-term, low-equity loans at interest rates corresponding to municipal bond rates are provided to limited or non-profit housing companies to finance both moderate and extensive rehabilitation. Tax relief is provided in conjunction with the program under Article J51 of the City's Administrative Code.

Article J51 tax relief has had a significant impact on those Preventive Renewal areas experiencing substantial private market investment. New J51 legislation will attempt to limit applicability to those cases where rehabilitation would not take place without this added incentive.

Curbing Abandonment and Returning Abandoned Buildings to the Housing Stock

Abandonment is a dramatic demonstration of the failure of both the private market and the City's remedial efforts to preserve the housing stock. The high volume of abandonment (City estimates run as high as 30,000 units abandoned annually) undercut the City's efforts to alleviate its housing shortage. As a result, the City has developed several strategies to deal with incipient abandonment cases as well as actual abandoned buildings.

Section 309 of the State Multiple Dwelling Law permits the City to appoint a receiver when a building's violations constitute a serious danger to the life, safety, and health of its residents or neighbors. The program provides temporary management and repairs and eventual transfer to private ownership or cooperative conversion.

The City's Cooperative Conversion program facilitates the transfer to cooperative ownership of buildings to residents with low and moderate incomes in cases where the landlord is no longer willing to assume the responsibilities of ownership. The City generally grants these buildings a Municipal Loan to finance acquisition and rehabilitation. The City's "Sweat Equity" program is an offshoot of Cooperative Conversion whereby the tenants perform some of the rehabilitation work and in so doing reduce their equity requirements and carrying charges.

The City's accelerated "In Rem" proceedings offer another means by which abandoned buildings are rehabilitated and made habitable. Buildings in tax arrears meeting the criteria of Section D-17 of the Administrative Code are foreclosed by the Department of Real Estate and either sold at auction, sold to non-profit corporations or tenant cooperatives, or assigned to a City agency with plans for the property. Prior to resale, the Department of Real Estate often modernizes the buildings.

Area Development Programs

In addition to the development tools described above, the City operates two types of programs - Urban Renewal and Neighborhood Preservation - designed to combine these tools and add to them in order to make a sustained impact on neighborhood housing problems. Both Urban Renewal and Neighborhood Preservation involve major planning including the collection and analysis of data about the local housing stock and market, consultation with the local community, and the development of a site specific strategy to remedy the problems.

The City's Neighborhood Preservation program is designed primarily for those Preventive Renewal Areas that meet the requirements of a Mayoral executive order: transitional areas with essentially sound housing first beginning to show signs of deterioration. The program, operated from a local housing office, uses such tools as code enforcement, municipal loans, J51 emergency repair, City receivership, and the Housing Court.

The City's Urban Renewal Program is intended primarily for Preventive Renewal Areas in advanced stages of housing deterioration and Major Action Areas where incentives for private new construction or rehabilitation are nonexistent. In such a situation the City uses its power of condemnation to acquire property quickly for either rehabilitation or redevelopment.

Regulation of Private Housing

About 75 per cent of all rental housing units in New York City are subject to rent regulation. An additional 9 per cent have been built under public or publicly-assisted housing programs and are subject to the controls of these programs. Two-thirds of these units are subject to Rent Control and the rest are regulated through Rent Stabilization.

Rent Control has existed in New York since 1943 and has been administered by the City since 1962. In 1970, the rent control provisions were substantially revised based on a formula combining operating expenses with a fair rate of return.

Rent stabilization, established in 1969, applies to most decontrolled units in multiple dwellings built before then. Landlords must join the Rent Stabilization Association, a self-regulatory, industry association, and comply with the New York City Housing and Development Administration approved Rent Stabilization Code. Among other things, the code establishes grounds and due process for eviction, requires a stable level of building services, and limits rent increases to those set annually by the City Rent Guidelines Board.

Code Enforcement

In order to ensure that all housing units, especially those under regulations, meet the minimum acceptable standards for maintenance and services, the New York HDA enforces violations which may lead to rent reductions or Housing Court action.

In extreme situations where violations threaten the tenant health or safety, HDA may issue an emergency repair or emergency vacate order. Code enforcement activities are generally based on tenant complaints although code enforcement is conducted on an area basis when combined with HDA's development programs such as Neighborhood Preservation.

PARKS AND RECREATION STRATEGIES

In the last few years, the New York City Parks Department has made efforts to improve its capacity to repair existing facilities through a number of programs;

- package contracts for repair of similar facilities in different parks throughout a Borough;
- development of a soil conservation and land stabilization program that includes sodding and regrading to stem serious erosion conditions;
- development and training of tree maintenance staff.

Federal funds have covered only a small portion of the total Parks Department development and rehabilitation program and the City has been primarily dependent upon its Capital Budget to finance park improvements. In the face of limited funds, the major emphasis over the next few years will be the continuation of repair programs. Major rehabilitation of individual parks will be undertaken on a selective basis in conjunction with other community development activities. Investment in new recreation facilities will be considered when local groups have the capacity to provide operating support resulting in no additional operating and maintenance costs to the City.

STREET IMPROVEMENT STRATEGIES

The City's Capital Budget is the principal source for street improvements. Federal Aid to Urban Systems (FAUS) has provided some limited aid for major arterials but none for local street improvements.

The City's first priority is for street paving required in conjunction with the sewer construction program. A coordinated sewer and highway program has been instituted so that the Highways Department schedules highway paving contracts to start at the completion of the sewer construction work. Most of the City's resources for major street improvements are being used for this purpose.

To meet immediate needs for street improvements the City also has a program for smaller projects costing less than \$500,000 which can be implemented within a shorter period of time. Some of this work is designed and executed by City employees and other portions contracted.

Local area street improvements are undertaken to remedy emergency conditions or in conjunction with other community development activities.

LOCAL RETAIL CENTER STRATEGIES

Maintaining and improving local commercial services and job opportunities is an important element in efforts to improve residential areas. The City has been working with local merchant groups in older retail centers to develop and implement plans for making physical improvements designed to attract private investment. Improvements include street paving, lighting, street furniture and parking facilities.

STRATEGIES FOR THE REMOVAL OF ARCHITECTURAL BARRIERS

The City's program to remove architectural barriers to the physically handicapped includes:

- making improvements in public buildings such as constructing ramps for wheelchairs, removal of revolving doors, and installing special bathroom facilities;
- constructing sidewalk curb cuts at all new street intersections;
- renovating public school facilities to enable integration of handicapped children;
- conducting analyses of the needs of the handicapped population to determine what additional programs may be required.

PART II: COMMUNITY DEVELOPMENT PROGRAM

Training and evaluation

PART II: COMMUNITY DEVELOPMENT PROGRAM

Title 24, U.S. Code of Federal Regulations, Part 570.303(b) sets forth a number of applications requirements for the "Community Development Program." These requirements are listed below, along with an explanation of where and how the requirements are met:

Regulation	Compliance
Section 570.303(b)(1) The application shall include a summary of a community development program which:	
(i) Includes the activities to be undertaken with the funds provided under this part for the program year to meet the community development needs and objectives together with the estimated costs and general location of such activities;	This information appears on the prescribed HUD forms, as well as in the Program Descriptions, and the maps of general locations of CD activities.
(ii) Indicates resources other than those provided under this Part which are expected to be made available during the program year toward meeting the identified needs and objectives; and	This information appears on the prescribed HUD forms.
(iii) Takes into account appropriate environmental factors.	Environmental review standards and procedures are currently being developed by the City and HUD and will be followed where required for each individual community development activity.
(2) The applicant shall submit maps of the geographic jurisdiction of the applicant. Such maps shall indicate the general location of proposed activities to be undertaken with funds provided under this Part and indicate, by census tract, the concentrations of minority groups and lower-income persons.	All required maps are included in the map appendix.
(3) An applicant may provide in the community development program for the planned expenditure of program year funds in the subsequent program year.	The City of New York declines this option in order to maximize the effectiveness of citizen evaluation of and input into the second year program. Although all first year program funds will be obligated by the City in the first program year, the actual expenditure of these funds may occur subsequently.

PROGRAM DESCRIPTIONS

The program description that follow summarize programs proposed for the first action year. The program descriptions indicate activities to be performed and their relationships to other Community Development and City projects. Projects requiring acquisitions of land for housing construction or rehabilitation, general locations of sites have been indicated. Model Cities programs are limited to three model neighborhoods. The City agencies responsible for these programs are currently meeting with local community groups, including planning boards, Project Area Committees (PAC groups), and Model Cities Policy Committees, to come to a joint agreement as to the actual site locations. Nothing in this application constitutes final approval of any site, which can only be provided through action by the City Planning Commission and the Board of Estimate. In the case of those sites already approved by the City Planning Commission and the Board of Estimate, representatives of relevant operating agencies will meet with local community representatives to move rapidly toward implementation of the funded programs

MODEL CITIES

The Model Cities program was established by the Federal Demonstration Cities Act of 1966 in order to assist localities in a concentrated attack on social, economic and environmental deficiencies besetting selected target communities. The eventual goal of Model Cities is to stem and, if possible, reverse the processes of decay besetting inner city life. Beginning in 1975, the Model Cities Program in New York City will be funded by the Community Development Block Grants.

There are three Model Cities areas in New York City - Harlem-East Harlem, Central Brooklyn, and South Bronx. The ultimate responsibility for Model Cities programs belongs to the central Model Cities Administration. In each neighborhood policies and programs are proposed and reviewed by the area director and the locally elected Policy Committee.

The Model Cities Administration does not implement programs but plans and coordinates them, as well as allocating federal and City funds. Actual functions are either performed by the appropriate City agency or contracted out to public or private firms and institutions. City funds need not be approved in such manner but are closely coordinated with local Model Cities planning.

The following, all of which were in operation as of December 31, 1974, will form the basis of continuing efforts in New York City's three Model neighborhoods.

MODEL CITIES PROGRAM (BY AREA)

Program Name	Harlem-East Harlem	Central Brooklyn	South Bronx
Scholarship Awards	x	x	x
Paraprofessional & Career Opportunities	x		x
Treating Physicians	x		
Dental Facilities	x		
Family Court Rapid Intervention*	x	x	x
Consumer Education/Small Claims Court*	x		
Summer Recreation	x	x	x
Work Release Center*	x		
Police Community Service Officer*	x	x	x
Housing Authority Community Service Officer*	x	x	x

Program Name	Harlem- East Harlem	Central Brooklyn	South Bronx
Health Careers Training	x	x	x
Fire Prevention & Fire Salvage	x	x	x
Sanitation	x	x	x
Delinquency Control*			x
Drug Abuse-Olympus House*			x
Federation of Addiction Agencies Drug Abuse*		x	x
Ambulatory Detoxification*		x	
Human Rights Complaint Center	x	x	x
Experimental and Bilingual Institute	x		
Maternity and Infant Care	x		
Community Law Office (Legal Services)	x		
Bookmobiles		x	
Community Defender Office		x	
Comprehensive Health Care		x	
Day Care Assistance Program		x	
Housing Assistance			x

* An important factor in deciding to continue funding these programs under Community Development was the intent to provide the City's local matching share for other projects funded under the Federal Law Enforcement Assistance programs (LEAA), and to facilitate comprehensive criminal justice planning in the City of New York.

Scholarship Awards

The scholarship program helps college students from each Model Cities area to pursue higher education. The program awards stipends for living costs and incidental expenses after the students receive scholarships from their respective institutions. Awards are made on the basis of need, merit and residency. Detailed files on each student provide the program with the basis for counseling and follow-up. The programs are managed entirely under contract to the Polytechnic Institute of Brooklyn (Central Brooklyn), the NYC Board of Education (Harlem-East Harlem, South Bronx), and the CUNY Research Foundation (Harlem-East Harlem). Since the program's inception in 1971, 6,889 scholarships ranging up to \$4,000 each have been granted.

Parprofessional and Career Opportunity Programs

The career opportunities program enables Model Cities residents and Vietnam veterans to attend a four year college and earn a bachelor's degree while they are employed by the Board of Education as paraprofessional aides and teacher assistants in local public schools. As participants earn academic credits, their salaries correspondingly increase. The final degree allows them to become fully qualified teachers in elementary and secondary schools. Partially funded by the U.S. Department of Health, Education and Welfare, the project provides books, fees and tuition for up to 30 credits yearly. The Board of Education has operated this program since July 1970 with the cooperation of three colleges in the Bronx - Lehman College, Fordham University, and Mount Saint Vincent College. Although the program primarily serves the Bronx and Manhattan, Central Brooklyn residents do participate in the Harlem program.

789 participants have enrolled in the program

371 have graduated to date

163 are still enrolled

12 are attending graduate school

Treating Physicians Program

The treating physicians program was begun in 1969 in the Harlem-East Harlem Model Cities Area. Its immediate purpose was to reduce the infant mortality rate in the area, which had risen alarmingly between 1969 and 1970. The operation of two health stations, Susan B. Wagner and Martin Luther King, was supplemented for a limited time by the outpatient facilities at Italian Hospital. The program is run by the Health Services Administration under contract with New York Medical College and Mount Sinai Hospital which provide backup services.

Year	No of Visits	No of Patients
1969.....	2,548	1,252
1970.....	2,403	1,269
1971.....	3,645	940
1972.....	6,209	1,542
1973.....	6,337	1,574

Dental Facilities

The dental facilities program was initiated to provide comprehensive family dental care to residents of Harlem-East Harlem.

The program is the only one of its kind in the area and operates during convenient evening hours. The important parts of the program are 1) the family care concept and 2) the preventive and restorative care concept. Under the former, the program strives to include a patient's whole family in a dental treatment cycle. Under the latter, dental care and disease prevention are stressed during treatment. In addition, efforts are made to restore rather than extract damaged teeth. This program became operational in 1971, and to date over 850 patients have made over 2,000 visits. The dental facilities program has been well received by the community.

Family Court Rapid Intervention

The city-wide rapid intervention project provides supportive services to community residents who are involved in matters before the family courts. The program is run entirely under contract with the NYC Family Court. Supplementing the court's mental health projects, the Model Cities program employs area residents to conduct short evaluations and consultations for the judges, to perform probation intake functions, to make emergency contact with families in court, and to refer families to external help agencies. These paraprofessionals employed by the program receive career-oriented job training. Many are bilingual. Since its inception, the rapid intervention program has served 15,520 individuals and 3,880 families.

Consumer Education-Small Claims Court

The Harlem-East Harlem consumer education program operates two complaint centers to protect consumers against fraudulent practices or high-pressure salesmanship and to encourage enforcement of the Consumer Protection Act. Where a pattern of complaints indicates fraud or when many complaints involve a single firm, the project staff undertakes independent investigations. Usually, the project staff resolves the complaints through mediation by a simple telephone call. However, the staff also aids the clients in preparing cases to be adjudged before a project-funded Small Claims Court where a Community Advocates component follows a complaint through to its resolution. This project has established a viable relationship with the community and has won acclaim in the press. It operates at convenient evening hours and presents many spin-off benefits in education and training.

From May 1, 1971 to June 30, 1974, the two complaint centers recovered a total of \$1,241,574 for consumers. During the same period the project was funded at \$820,000. From October 1972 to June 1974, the two complaint centers, called "consumer law units" docketed 4,946 complaints and resolved 3,195 of these. Both units closed 35 investigations during this period. During this 20 month period, the law units made 912 referrals.

From November 1972 to July 1974, the Community Advocates component docketed 2,949 cases; and from October 1972 to July 1974, the project-funded Small Claims Court rendered judgments in 6,357 cases.

Summer Recreation Program

The recreation program provides recreational activities both in the Model Cities areas and at sites within a 50-mile radius of New York City. Harlem-East Harlem's program has consisted strictly of inner-city activities utilizing playgrounds and play streets and a learn-to swim program in supervised recreational facilities. The South Bronx has operated bus trips within a 50-mile radius of New York City for both children and senior citizens in the neighborhood, while the Central Brooklyn program has combined bus trips for children and a day camp program. These programs have subcontracts for cultural events.

Last summer approximately 800 children were served through the day camp program (which held 40 sessions Monday through Friday) and through the 16 bus trips. In past years, over 42,000 residents have benefited from bus trips, and 1,250 have gone camping.

Harlem-East Harlem

Fourteen playstreets and ten playgrounds were operational in this neighborhood last summer. Two learn-to-swim programs resulted in 239 children receiving Red Cross certification, 20 receiving senior life saving certification, and 15 receiving junior life saving certification. Previously, 35,550 residents had participated in bus trips, 2,100 in street camps and nearly 3,700 in a winter camping program.

South Bronx

Last summer the South Bronx bus trip program transported approximately 2,000 people to and from various recreational facilities surrounding New York City. In previous summers, 35,550 took bus trips, 1,420 participated in summer camps and 6,000 participated in a senior citizens program.

Work Release Program

This citywide program eases the transition to society for prison inmates through halfway house settings. It also coordinates the efforts of correctional agencies on behalf of the clients. The work release program includes general education, orientation to social changes, supportive counseling, money management, referral for special problems, job placements, and family counseling. In the three Model Cities area 2,812 men have been enrolled in the program.

Police Community Service Officer

The citywide Model Cities community service officer program assists the regular police in crime prevention with patrol and escort services. The community service officers all receive training at the Police Academy and perform liaison duties of a non-law enforcement nature. Their very presence at beaches, parks and other public facilities has deterred juvenile delinquency and related crimes.

They have relieved police officers in emergency situations and calmed their communities at tense periods. The trainees also perform traffic control functions and patrol more than 124 public schools. Trainees are eligible for training in driver education, for the general high school equivalency examination, and for civil service examinations. Of 2,047 trainees, 950 are still participating in the program, 112 have obtained regular Civil Service jobs, 55 have passed high school equivalency tests, and 40 have received driver's licenses.

As components of the City-Wide Police Department Community Service Officer Program, precinct receptionists are stationed at individual precincts where intake referral, and contact services free the regular police officers for directly-related law enforcement activities.

The citywide Housing Authority community service officer program improves the security for the more than 75,000 Model Cities residents who live in New York City Housing Authority projects. Young residents attend the Housing Authority's police headquarters for preliminary training and then perform escort service, assist in traffic control at public facilities, patrol school crossings, and report crimes and hazardous conditions. The community service officers often perform liaison duties between tenants and the regular Housing Authority police. More than 350 trainees have enrolled in the program. Almost 100 are still active, 67 have received high school equivalency diplomas and 56 have obtained driver's licenses. A total of 329 Housing Authority community service officers have passed various examinations for permanent Civil Service positions.

Health Careers Training

The citywide health careers training program trains community residents and para-professionals for upwardly mobile careers in nursing, X-ray technology and associated health professions. The program is partially operated under contracts with the Health and Hospitals Corporation and Brooklyn Jewish Hospital. Approximately four-fifths of the trainees who have entered the program are already employed in the public health field. The program trains licensed practical nurses for state certifications as registered nurses. College courses are offered during training and the trainees receive credit toward attainment of associate of arts degrees. Trainees receive instruction in public health problems and preventive care, and most students commit themselves to one year's service in public health agencies upon graduation. Ancillary programs include screening of preschool children and multiphasic testing of adults. Over 350 persons have received X-ray, nursing and health care paraprofessional training through the program, which has delivered health services to over 1,000 Model Cities residents.

Fire Prevention and Salvage Program

The citywide fire prevention program lowers the incidence of fires, false alarms and deaths from fire by providing a variety of fire prevention educational services. After comprehensive training by the New York City Fire Department, young program trainees hold demonstrations and lectures within the community on fire safety, egress from burning buildings and first aid. During the summer months, the program trainees cap and inspect fire hydrants and distribute hydrant caps in order to conserve water pressure in slum communities. Trainees also inspect community homes to identify code violations and hazardous conditions. A fire salvage program in Central Brooklyn minimizes property losses from fires by making available specially-trained crews to protect furniture, stock, clothing and appliances and to provide temporary repairs for fire-ravaged buildings. Effective fire salvage methods have reduced the need to relocate community families.

A total of 1,536 fire prevention demonstrations have been given in Model Cities neighborhoods.

Sanitation Program

The citywide sanitation program supplements regular refuse collection by removing bulk garbage and abandoned cars, conducting curb sweeping; cleaning vacant lots, backyards and cellars; and enforcing environmental protection laws. The major thrust is to remove unsightly and unsanitary conditions from the community in conjunction with job training and high school equivalency education. Trainees receive tutoring for civil service examinations leading to upwardly mobile career positions. In the three Model Cities areas the sanitation program employs 153 trainees. Since its inception the program has removed 8,269 abandoned cars and cleared 12,855 vacant lots.

Delinquency Control Program

The delinquency control project creates a community based service for the prevention of delinquency and the reduction of recidivism among juvenile offenders. Run under a contract with the Protestant Board of Guardians, the program provides counseling and social services to youths in trouble with the law. The intake section of the family court determines which youths are eligible for an adjustment of their cases before the court renders judgment and they become further enmeshed in the criminal justice system. Project staff members work intensively with the youths, their families, and their schools to improve their behavior. Summer camps and discussion groups are offered. Staff members also train community residents as mental health workers. The delinquency control program has provided services to over 1,300 youths and their families in the Central Brooklyn Model Cities area.

Drug Abuse-Olympus House

The Olympus House drug abuse program is a therapeutic community designed to rehabilitate drug users through drug free therapy, counseling, and education. Most of the male and female residents of Olympus House are referred through the Manhattan and Bronx Family Court systems and must remain in treatment for at least one year. Before entering, the inductee must be detoxified and must complete physical and psychological examinations. During his stay the inductee learns to move forward toward maturity and self-reliance. The program uses formal secondary education to help the client break his dependency syndrome. Two bilingual teachers conduct courses oriented to basic education, high school equivalency, and college entrance. As a client progresses he may receive a driver's license, prepare for college, or learn a trade. Since its inception, Olympus House has treated 149 addicts. Currently there are 64 in the program, 70 percent of whom are adults.

Federation of Addiction Agencies Drug Abuse Programs

Entirely run under subcontract to the Federation of Addiction Agencies, this project provides 12 different programs for the prevention and treatment of drug abuse. The project employs this wide variety of strategies in order to make contact with a large number of previously unreachable addicts. Among the services offered are community development, prevention and education, street work; an induction and outpatient day care center, detoxification, a reentry center, two therapeutic communities, youth services, vocational rehabilitation and training, recreation, and family supportive services. The program has been expanded to offer formal educational opportunities to the treatment population, with classroom instruction provided by five Board of Education certified teachers and ten student teachers, impatient and outpatient facilities are provided by Kings County, Harlem, St. Mary's, Brookdale and Cumberland Hospitals. More than 12,000 addicts between the ages of 18 and 31 have been treated by this program since October 1970. In addition over 1,300 have been placed in full-time jobs.

Ambulatory Detoxification

The detoxification clinic at St. Mary's Hospital is operated by the Health Services Administration and provides treatment to 100 addicts a week in the Central Brooklyn Model Cities area. The program is partially run under a subcontract to St. Mary's. Prior to June 1973 the program also operated a facility in Brownsville. Since its inception in 1971 this program has treated 11,712 addicts.

Community Law Office (Legal Services)

This program provides free legal assistance in criminal and civil matters to residents of the Harlem-East Harlem Model Neighborhood. Staff and volunteer lawyers are available at two community offices where corporate, group and individual counseling as well as representation in criminal and civil cases, has been provided for 13,027 local clients unable to afford private attorneys. Three hundred and twelve volunteer attorneys have responded to project's identification of vital community services.

Human Rights Complaint Center

This project makes the strong enforcement powers of the Commission on Human Rights easily accessible to the three Model communities by decentralizing authority in disputes arising from discrimination in housing, employment, the rental of commercial space and the use of public accommodations.

Most of the complaints filed are concerned with the areas of housing and employment. The project responded to 1,348 complaints in Central Brooklyn, 276 in Harlem-East Harlem and 624 in the South Bronx since inception.

East Harlem Experimental and Bilingual Institute

This program helps academically qualified Spanish speaking residents and other students with English language difficulties to pursue higher education. The program offers remedial and college-level courses; counseling and feed-in with accredited colleges or technical schools as matriculated students. Since inception in July 1973 a total of 256 students enrolled in various courses, 84 students transferred to City universities with 42 program graduates. Currently 136 students are enrolled.

Maternity and Infant Care

This program originally began in 1967 under the Department of Health and later operated under the auspices of the Urban League of Greater New York with the Human Resources Administration and Model Cities contributing matching funds. The project administers prenatal, delivery, and post-partum medical care and counseling to youth unwed mothers between the ages of 11 to 19 years. Medical and pediatric treatment, counseling on various methods of childbirth, dental care, and physical examinations are conducted at Roosevelt Hospital for at least one year after delivery and may be extended. Other supportive counseling includes helping the young mother to return to school; conseling the mother's family; working closely with the baby's father; helping unemployed fathers to find gainful employment; and arranging adoption should such an action be requested. Since Model Cities intervention a total of 9,679 clients have been serviced of whom 997 were Neighborhood residents.

Bookmobiles Project

The Central Brooklyn Bookmobiles Project stimulates interest in reading through the provision of books and other informational materials. Three mobile libraries help residents improve their reading skills and encourages cooperative relationships with the local public libraries. Since project inception in 1968 more than 35,101 persons have borrowed materials, including art works from the vans, with 113,877 books circulating. The vans operate five days per week under auspices of the Brooklyn Public Library in the vicinity of public schools, business centers, churches and shopping centers. Program staff have conducted more than 173 story-telling sessions and 2,216 film sessions for clients, the vast majority of whom are below the high school level.

Comprehensive Health Care (Group Practice)

The Health and Hospitals Corporation operates this Central Brooklyn program to provide comprehensive, family-oriented medical services presently unavailable to Model Cities residents. Diagnostic and prescription services for the blind and visually handicapped will eventually be provided as well as dental services. Currently Model Cities pays salaries and supplies for the operation of the Mobile Emergency Room Van (MERVAN) to provide general health screening for residents. The program provides counseling and referral to back-up hospital facilities. Since inception, the MERVAN component screened 15,253 individuals for the following tests:

Tests	Number of Screens
Sickle Cell	6,315
Vernal	3,761
Lead Poisoning	1,242
Diabetes	802
Hypertension	1,387
CBC (Blood)	760
Tine Test (TB)	878
Hearing Test	47
Vision Test	31
Complete Physicals	30

Community Defender Office

The project provides comprehensive legal services from a locally-based office within Central Brooklyn for criminal court defendants and their families. Most cases are obtained from the arraignment parts of the Kings County Court where assigned project staff attorneys follow investigations and client representation through to case completion. Non-court related advice and legal referrals are also provided. An effective strategy unique to this legal service program assigns a single case to one attorney rather than distributing cases among several lawyers for the various stages of litigation. Since project inception during September 1972 legal advice and defense has been provided for 1,809 community residents with 6,897 other persons receiving legal referral. Consultation and non-court advice was administered to 609 other beneficiaries.

Central Brooklyn Day Care Assistance

The Central Brooklyn Day Care Assistance program provides supportive assistance to local day care sponsoring groups through two components. A resource center trains the day care staff and teachers to conduct pre-school activities, particularly in the development of cognitive skills. Extensive referral is available under the supervision of personnel from the Human Resources Administration and New York University. In addition, the resource center provides equipment and curricula, supervises transportation services, and provides a meeting place for newly formed sponsors to learn administrative operations of day care trustees. The program's seed money component funds sponsors in activities preliminary to obtaining larger construction funds from Federal and State sources. To date the program has serviced 610 Central Brooklyn day care groups.

South Bronx Housing Assistance Program

The Housing Assistance Program was designed primarily as a funding source to assist new construction and alleviate the critical housing situation confronting residents in the South Bronx Model Cities Area. It provides supplemental funds for consultants, architectural design costs, equity pledges, and seed money to expedite mortgage financing. One of its major accomplishments has been the reduction in processing time of the architectural planning stage from two years to approximately one year.

HOUSING FOR LOW AND MODERATE INCOME HOUSEHOLDS

In accordance with the "decent housing" goals of the Housing and Community Development Act, the City proposes to use a large part of the block grant for housing programs. These programs will take the form of traditional land acquisition activities to promote new construction as well as more experimental efforts to rehabilitate the housing stock and prevent housing abandonment.

Acquisition and Relocation Activities

The City proposes to designate and acquire not only sites to be cleared for new housing, but also buildings that will be rehabilitated. We expect that all new housing constructed on these sites as well as a fair number of the rehabilitated apartments will receive Federal Section 8 housing assistance payments.

Proposed acquisition sites are listed by borough in the following pages. Included are a number of projects, already scheduled by the Board of Estimate and City Council in budget line HD-45. In choosing additional sites for acquisition, we have employed the following criteria:

- a site must present no extraordinary problems that would delay the start of construction
- it must have the maximum positive impact on the surrounding neighborhood
- it must complement other City housing investment
- it must have the support of the local community

In connection with the acquisition of buildings proposed for rehabilitation, the City intends to use block grant funds for sealing-up vacant buildings.

Acquisition proposals for rehabilitation and new construction under the first year community development grants include relocation for both commercial and residential tenants, as indicated under each project review. Relocation of households from newly acquired sites will present little difficulty. At present, the City's relocation workload is at a minimum since few sites have been acquired in the last several years. Moreover, some 20,000 units of new public and publicly aided housing will be available as a relocation resource throughout the City during the next 18 months.

Households and businesses will be relocated in accordance with the rules, regulations and payment schedule of the Uniform Relocation Act of 1970, which has been incorporated into City relocation policies and practices. It is expected that households relocated from new sites will be eligible for public and publicly assisted housing.

ACQUISITION FOR NEW CONSTRUCTIONBronx

Bathgate

Bathgate has long been recognized as an area of critical concern. It is located in Community Planning District 3, with Claremont Park on the west, Crotona Park on the east, the Cross Bronx Expressway on the north and Claremont Parkway on the south. In a recent study, made in June 1974, Bathgate was found to have the most deteriorated housing in the entire community planning district.

In response to this need, plans call for acquisition of land between Fulton Avenue and Third Avenue for the construction of 330 new apartments. It is estimated that about 185 families will have to be relocated. Development here will reinforce existing and proposed City investment in rehabilitation of the area. The new construction will consist of units for families of low and moderate income. The City has started working with the community to develop a rehabilitation package on the Crotona Park frontage. The proposed new construction will back-up and support City sponsored rehabilitation efforts on the park frontage, removing unsalvageable buildings and replacing them with new, low rise buildings in scale with the neighborhood

Brooklyn

Bushwick

The City will acquire land for 282 dwelling units of low and moderate income housing. A final decision has not yet been made on the sites to be acquired. This proposal was part of the City's unassisted (HD-45) urban renewal program, but it was not funded because of the shortage of capital budget money.

The Bushwick area is in need of major redevelopment because of its deteriorated housing stock and uneconomic commercial areas. City commitments in the community planning district include the Neighborhood Preservation program and an urban renewal area planned for the development of low and moderate income housing.

Manhattan

Harlem-East Harlem Model Cities Area: Sites 102 and 106

Both of these sites are located in areas of Harlem which have received less renewal activity than others. Sponsors and community groups are eager to proceed with new construction. Site 102, the entire block bounded by West 118th and West 119th Streets between Eighth and Manhattan Avenues, will require the relocation of 130 households, and its development would provide 200 dwelling units. A portion of Site 106, also a full block bounded by West 123rd and W. 124th Streets between Seventh and Eighth Avenues, will be acquired as well. This site has an active sponsor, the Salvation

Army, and a light relocation requirement of 53 households, 11 of which are living in single room occupancy apartments; new construction would provide 195 dwelling units adjacent to a major proposed rehabilitation project.

Bella Vista

A small project in a densely populated portion of East Harlem will be developed as a City-assisted urban renewal area. The City Planning Commission have designated two sites along Lexington and Third Avenues - between 101st and 102nd Streets and 100th and 101st Streets respectively - for redevelopment. 134 units of low and moderate income housing are planned along with local commercial and community facilities. A minimal relocation requirement of 64 households will be generated by redevelopment.

Pueblo Nuevo (Site 1)

Development of Site 1, on the western half of the block bounded by Ridge, Pitt, Stanton and East Houston Streets, will constitute the first stage of urban renewal activity in the nine block Pueblo Nuevo Study Area. Acquisition and development of this site would provide 120 units of new low income housing and community facilities as the first step in supporting and rebuilding a physically eroding but vital community. The site is occupied by dilapidated warehouses and underutilized commercial space which contribute to the light which permeates the area at present residential relocation needs are low with rehabilitated units available as a relocation resource. The City is working with commercial tenants on an acceptable relocation plan.

Washington Heights Urban Renewal Area (Site 1, Concerned Businessmen of Washington Heights)

The City proposes to amend the original Urban Renewal Plan for Washington Heights to incorporate a new site (Site 1) at the convergence of Amsterdam and St. Nicholas Avenues between 161st and 163rd Streets. Intended to aid minority businesses relocated from previous acquired urban renewal sites in the area, Site 1 will be acquired and redeveloped for commercial and residential uses. The development would include 120 housing units to be developed as a Section 8 project and 24,000 sq.ft. of commercial space. At present there are 5 residential and 17 commercial tenants

Little Italy

Acquisition of property at the intersection of Hester and Mott Streets (southeast corner) will provide a site for 130 new apartments. The land is currently occupied by a parking lot and three vacant tenements. New construction will reflect the scale of the neighborhood and provide housing for families with low and moderate incomes. Discussions are underway with the community concerning site and design constraints to reinforce this highly ethnic community.

Queens

Corona - Site 2

Site 2 in Corona is located along the southern side of Astoria Boulevard from 108th to 112th Streets. The site will be a relocation resource that will serve residents of the blighted area in Corona running along Northern Boulevard from from 32nd Avenue to 34th Avenue. While housing is being built in this core area, the Site 2 facility will allow residents to be relocated within their own community. The area is largely unoccupied, with only free five families and six commercial tenants currently on the site. Plans call for acquisition and new construction of 220 low and moderate income dwelling units.

Staten Island

Jersey Street Area

Jersey Street which was at one time a successful commercial-residential street, is now deteriorated. Building stock on this dilapidated, with almost all ground floors entirely closed down and commercial storefronts boarded up. Adjacent streets are mainly composed of single family detached buildings ranging in condition from poor to good.

Funds are being provided for the acquisition of sites to generate a first phase, 150 unit project. A package of new housing construction will be proposed to the community shortly.

REHABILITATION PROGRAMS

ACQUISITION FOR REHABILITATION

Bronx

Bronx Park South

The proposed acquisition in Bronx Park South of 9 buildings, (324 units) for rehabilitation, comprises the entire block, bounded by Vyse Avenue, E. 181st Street, Bryant Avenue and by the Bronx Park. This development is part of the City's continuing efforts in the Bronx Park South Urban Renewal Area, which is bounded by Vyse Avenue, Boston Road and East Tremont Avenue, Bronx River, and the Bronx Park. The area is very suitable for rehabilitation and this program will provide support for the surrounding new developments and rehabilitated buildings.

This activity is a relatively inexpensive way of reinforcing and expanding government investment in the urban renewal area. The majority of buildings will require moderate rehabilitation, thus tenant-in-occupancy rehabilitation will be undertaken when possible. At maximum, the relocation of approximately 275 residential tenants may be required.

Crotona Park East

Lying between the Cross Bronx Expressway on the north, Crotona Park on the west, the Bronx River on the east and the Model Cities area on the south, this is a self-contained area which has in the last three years seen rapid deterioration. Many of the buildings are large new-law buildings that are particularly suitable for rehabilitation. The City will acquire assemblages with a rehabilitation potential of more than 100 apartments.

There is already a substantial investment of public funds in this area, including three new day care centers, two welfare centers, two housing development owned by the New York City Housing Authority, an early childhood center, four existing public schools, an acquired and cleared school site and several hundred apartments rehabilitated under the FHA Section 236 Project Rehab program. The proposed rehabilitation will do much to stabilize the community. Because of the large number of vacant buildings in the area, this program should displace very few families.

Brooklyn

Crown Heights

As part of the City's Neighborhood Preservation efforts in Crown Heights, the City will acquire buildings for rehabilitation. Scattered throughout the district will be approximately 143 dwelling units. Complementing this rehabilitation activity, the City will also acquire new construction sites adjacent to the historic Weeksville site. This activity will provide sites for about 331 new dwelling units as well as the restoration of the Weeksville settlement, the first free black settlement in Brooklyn.

Fulton Park

This is a proposal for the acquisition for rehabilitation of 32 units on block 1858 in the Fulton Park Urban Renewal Area. Seventeen families must be relocated.

This action would nearly complete acquisition for the Fulton Park Urban Renewal Area.

Marcus Garvey

This proposal is for the acquisition for rehabilitation of 421 dwelling units along the eastern and western sides of Howard Avenue in the Marcus Garvey Park Village Urban Renewal Area. There is to be some relocation of tenants from the 17 buildings involved.

There has been a great deal of redevelopment in the area, including 426 dwelling units of the Urban Development Corporation's low rise, high density housing (in construction) and site A, (321 dwelling units of public housing), both of which are under construction. This proposal will continue the redevelopment of the area.

Ocean Hill

The site, located in Community Planning District 16, is bounded by Atlantic Avenue on the north, Hopkins Avenue on the east. Pacific Street on the south and Saratoga Avenue on the west. Ocean Hill Rehab consists of five new-law tenement buildings, each four stories tall. According to plans, 30 rehabilitated units will be produced.

Rehabilitation of the site will support and reinforce the surrounding new construction already completed. One block to the east is Atlantic Plaza Towers, a 719 unit City Mitchell-Lama project completed in 1967. Three blocks to the west is the 1,166 unit Kingsborough Houses project. Four blocks to the south are three newly constructed public housing projects totaling 369 units.

Manhattan

Harlem-East Harlem

Despite wide-spread deterioration of housing in the neglected parts of Central Harlem, many of the buildings are structurally sound and suitable for rehabilitation. Acquisition activities in this Model Cities Area will include a series of sites which will constitute rehabilitation packages for more than 200 dwelling units. Two of the sites being considered are located on East 119th Streets between Pleasant and First Avenues and First and Second Avenues, the other on West 122nd Street between 7th and 8th Avenues. The latter site will support new housing construction planned for an adjacent block (See "MANHATTAN NEW CONSTRUCTION" above). The three packages, now under discussion with the community, will involve a relocation workload of somewhat more than 60 households.

Manhattan Valley

The City will acquire for rehabilitation a package of ten buildings, already vacant, located on Manhattan Avenue and on West 104th Streets near the Cathedral Parkway Urban Renewal Area. The assemblage will generate 163 rehabilitated housing units and reinforce a recently completed public housing project. No new construction sites are planned due to the dense occupancy patterns which characterize this area.

Lower East Side

Funds for this large area, from Chrystie to Pitt Streets and from Avenue A to Avenue D between Delancy and 14th Streets, are intended for acquisition and relocation activities carried out by an active coalition of local non-profit community housing groups. The Coalition has already conducted an extensive study of their project area which includes three existing urban renewal areas. This City is actively working with this organization to assist them in the implementation of their long-range rehabilitation strategy for more than 500 dwelling units.

REHABILITATION OF FHA FORECLOSED 1-4 FAMILY HOMES

The City is now working with HUD on a program for the rehabilitation, resale and reinsurance of secretary-owned one-to-four-family homes. The program provides for the transfer of properties from HUD to the City, which will then assume responsibility for rehabilitation and resale. FHA will in turn, insure the properties. The CD funds requested for the program would be used to rehabilitate the properties. At present, the New York State Constitution limits the use of municipal loan funds to multiple dwellings and prohibits their use for rehabilitation of one and two-family homes. Consequently, this program will be an important supplement to City and State programs for neighborhood preservation and housing rehabilitation.

CITY FINANCED PUBLIC HOUSING MODERNIZATION

More than ten per cent of the 160,000 low income apartments owned and operated by the New York City Housing Authority are in the so-called City Part III and Part IV projects, built and paid for exclusively with City funds. These projects, constructed during the 1950's, are still in sound condition but they are in need of modernization of their electrical systems. The bulk of the \$15.5 million cost will come from City Capital Budget allocations from this and prior years, and the remainder will be funded from the block grant. The housing projects to be modernized are:

Project	Number of Units
Bronx	
St. Mary's Park Houses	1,007
Pelham Parkway House	1,226
Parkside Houses	879
Gun Hill Houses	733
Marble Hill Houses (Bronx portion)	614
Subtotal	4,499
Brooklyn	
John F. Hylan Houses	209
Boulevard Houses	1,441
Linden Houses	1,586
Coney Island Houses	534
Nostrand Houses	1,148
Bay View Houses	1,610
Glenwood Houses	1,188
Subtotal	7,716

Project	Number of Units
Manhattan	
Marble Hill Houses (Manhattan portion)	1,068
Queens	
Pomonok Houses	2,071
Arverne Houses	418
Subtotal	2,489
Staten Island	
General Charles Berry Houses	506
Todt Hill Houses	502
Subtotal	1,008
TOTAL	16,780

REPAIR AND MAINTENANCE OF IN REM AND 19A PROPERTY

The high rate of housing abandonment is perhaps the greatest single cause of the City's housing problems. Sound buildings are permitted to deteriorate until demolition becomes imperative. The City's existing housing maintenance programs are underfunded and deal only peripherally with the problem. The Department of Real Estate acquires thousands of residential buildings each year for default on real estate taxes. Accordingly, HCD funds will be used to expand the City's capacity to deal with buildings that have fallen into City ownership through In Rem or "Abandonment Buildings" proceedings. Repairs will be made for building system replacement using block grant funds, or through a combination of grant funds for short term repairs and long term Article VIII loans for moderate rehabilitation. Management of these buildings contracted out to competent community organizations, who will later assume ownership from the City.

The Office of Evaluation and Compliance (OEC) in HDA currently operates the Community Management Program in which OEC contracts with community groups to manage buildings where HDA has been appointed receiver under Section 309 of the State Multiple Dwelling Law. The program was developed to improve the management of buildings held in receivership, and to develop capability and expertise in building management among community-based organizations. OEC now intends to expand upon its experience with the community-based receivership program by developing a similar program to treat residential properties acquired through In Rem (tax foreclosure) and 19A (abandoned buildings) proceedings. The program will work in two ways: making minimal repairs in buildings where minor work can preserve them long enough to move through the City's rehabilitation loan pipeline, and undertaking moderate repairs and system replacement followed by sales to non-profit housing corporations.

The advantages of community management are that the management groups are directly accessible to tenants and can provide direct, daily supervision of the buildings. Conversely, because the managers are community based, they are held accountable by the tenants and the larger community. A further advantage, and one that is fundamental to the potential of this program, is that most community management groups have an interest in redeeming the buildings for cooperative or non-profit ownership.

Even when the private market is operating efficiently and profitably, it addresses itself only to the physical management and maintenance of buildings. City-owned buildings in low-income neighborhoods present problems far in excess of routine private management situations. Many needed housing services - tenant education, tenant participation, and provision and coordination of social services - are activities which community-based non-profit housing management groups can and do provide. No element of the private, profit-motivated management companies can fill these needs.

The HCD funds for the first year, for the treatment of In Rem and abandoned buildings will service a small number of buildings on a demonstration project basis. The funds also will permit the City to evaluate a new tool founded on prior experience with community-based management, and designed to make an impact on the problem of housing abandonment.

SEAL-UP OF VACANT BUILDINGS

As part of the process of Community Renewal the City will seal vacant buildings acquired for rehabilitation. This sealing will prevent vandalism and further deterioration of these properties, reducing the eventual costs of its rehabilitation.

REHABILITATION WRITEDOWN

Rising construction and operating costs have greatly limited the marketability of housing rehabilitation in many areas of the City. The City will use HCD funds as an acquisition and development cost write-down for priority rehabilitation projects where Section 8 subsidies are not available.

HOUSING SERVICES

EMERGENCY REPAIRS

One of the problems facing low income tenants in deteriorated buildings is the landlord's inability to deliver vital services (heat, electricity, water) when old deteriorated equipment fails. Under the Emergency Repair Program the City provides these services, and then bills the landlord for the cost. The city will use the Community Development money to expand this important service.

NEIGHBORHOOD STABILIZATION

The Neighborhood Stabilization Program is a pilot attempt to encourage permanent, viable integration and to prevent resegregation. It includes developing a community outreach program to address fears of residents in changing neighborhoods in order to maintain existing populations. It will organize block associations and other community groups to confront the issues, investigate real estate practices and take legal action in cases of blockbusting and racial steering. Three areas have been selected for the experiment: Laurelton-Cambria Heights-Rosedale; East Flatbush-Canarsie; and Belmont-Tremont-Bedford Park.

The program is in furtherance of the Civil Rights Act of 1968, the Civil Rights Act of 1964, Executive Order 11063, and Section 4301, Part 200, Title 24 of U.S. Code of Federal Regulations.

TENANT ORIENTATION PROGRAM SPECIALIST TRAINING PROJECT (TOPS)

Tenants of public and publicly aided housing sometimes experience difficulty in adapting to their new environment. HDA therefore requires that sponsors of new or rehabilitated publicly-aided housing provide tenant orientation for new residents. Training specialists are selected by the sponsors or managing agents of publicly aided developments or by non-profit housing groups. Housing and Community Development funds will be used to underwrite the cost of training the tenant orientation program specialists. In the case of new construction and large scale rehabilitation, the costs of the program operated by these trainees will come from the mortgage. It is hoped that the program will not only cover present new housing development but will also be expanded to the rehabilitation program, with the possibility of utilizing Section 8 monies to accomplish this end.

URBAN RENEWAL PROJECT AREA COMMITTEES (PACs)

Project Area Committees (PACs) act as conduits of information concerning plans for Urban Renewal Areas, by informing the local community of City proposals and advising the City on citizen reaction and interest concerning renewal plans. The committees play a vital role in fostering

participatory processes. In the first year Community Development budget the City will support currently-funded PAC groups during which time a performance evaluation of the existing PAC's will be undertaken. In addition, the City will provide OTPS funding for additional committees.

EXPANSION OF HOUSING COURT CAPACITY

The Housing Litigation Bureau (HLB) is the legal enforcement arm of the Department of Rent and Housing Maintenance of HDA. Its overall purpose is to represent the department before the Housing Part of the New York City Civil Court in all matters relating to the proper maintenance of housing standards. The HLB was created in response to passage by the State Legislature of the Housing Court Act of 1972 (effective October 1, 1973), which authorized HDA to be represented in the Housing Court by its own counsel. The primary function of the HLB is to bring affirmative actions against owners of substandard dwellings to obtain correction of violations of applicable state and local housing codes. A variety and often a combination of legal remedies are employed depending upon the building condition. They include injunctive court orders, actions for civil penalties, actions to recoup monies spent by the Emergency Repair Program, and proceedings to have HDA appointed as receiver for seriously deteriorating buildings under the Section 309 Receivership Program. In addition, HLB represents the department in numerous actions initiated by tenants and landlords, 7-A proceedings, etc.

HLB presently has ten staff attorneys, three senior attorneys, a director, and supporting staff. As of December 31, 1974, it had an active affirmative action caseload of 648 buildings, representing approximately 20,000 dwelling units, throughout the five boroughs. It is estimated that 50-60 additional problem buildings could be added to the active caseload of the office for each additional attorney who could be hired.

The success of the program can be illustrated by citing the agreement that the City's Office of Evaluation and Compliance reached with Walter Scott and Company. This unprecedented agreement came about as a result of legal pressures that the Housing Litigation Bureau brought on Jacob Fine, owner of Walter Scott and Company. According to the agreement, approximately 200 buildings owned and operated by Walter Scott and Company with an accumulation of about 6,000 violations of record has been turned over to a group of reputable professional management firms.

ADMINISTRATION

STAFF AND OTPS

HDA Administration

Housing and Community Development funds will cover the costs of Housing and Development Administration personnel now running ongoing federal

renewal and rehabilitation programs as well as City programs such as neighborhood preservation. Funds will also cover staff to administer the City's HCD funded new acquisition and rehabilitation programs.

APPRAISALS

In order to acquire land through the urban renewal process, the City must have the subject property appraised by an independent expert. The use of block grant funds for appraisal contracts is, accordingly, a necessary component of the Community Development Program's acquisition activities for new construction and rehabilitation.

NEIGHBORHOOD IMPROVEMENTS

The long-term viability of urban economic and residential areas is affected by the availability of basic public facilities-streets, parking, water supply, parks and the like. Neighborhood improvement efforts are aided by the removal of unsightly and unsafe conditions. In recent years, neighborhood improvements have often been funded through Federal categorical grants that are no longer available. We propose to use the block grant for a number of neighborhood improvement projects that are ready to proceed but which would not otherwise be funded. These projects, listed below, relate to recent and planned housing development, will best meet the intent of the HCD Act that "housing and community development activities (be undertaken) in a coordinated and mutually supportive manner" Section 101 (d) (4).

VACANT BUILDINGS AND LOTS

DEMOLITION OF UNSAFE BUILDINGS

A necessary corollary of any program to stem housing abandonment is the demolition of those buildings that are beyond rehabilitation. The City therefore grant funds for demolition of unsafe buildings. Unsafe buildings constitute a danger to the public health and safety. Demolition is usually the only way to minimize social and fire hazards in order to promote health and safety and to forestall losses to the existing housing stock.

INTERIM SITE IMPROVEMENTS

Bushwick

There is a severe shortage of parks and recreational space in the Bushwick Community (Brooklyn CPD 4). It is proposed that HCD funds will be used to develop the Bushwick I urban renewal site with active recreational facilities. The two half-block City-owned parcel, located at Broadway and Furman Avenue, is currently vacant and unused. Due to Federal Environmental regulations governing housing subsidies any residential development of the Bushwick I site is currently infeasible.

Bathgate

Block Grant funds will be used to clear and pave or plant vacant City-owned lots in the Bathgate section of the Bronx. These lots are currently a major blighting influence and their treatment will complement the City's housing construction and rehabilitation plans in the area.

PARKS AND RECREATION

REHABILITATION

Rehabilitation of St. Mary's Park

St. Mary's Park is the largest recreational resource in the South Bronx Model Cities Area. The park contains a large recreation center and outdoor pool, one of the few such facilities in the Bronx as well as other recreational facilities that generate a great deal of activity. HCD funds will be used to rehabilitate the heavily used grounds, benches, walks and play areas. St. Mary's Park serves thousands of residents of completed or planned public and publicly aided housing in the South Bronx and Mott Haven project areas.

Rehabilitation of Crotona Park

Crotona Park serves the residents of East Tremont, Bathgate, and the northern reaches of the South Bronx Model Cities area where the City has recently completed or is planning thousands of apartments for low and moderate income families. HCD funds will be used for design and rehabilitation of run down playgrounds and the perimeter of the park.

Rehabilitation of West 134th Street Recreation Center

The 134th Street Recreation Center is a vital resource for the thousands of residents in urban renewal and public housing projects, in Central Harlem. The Center is heavily utilized and needs thorough rehabilitation, including installation of new boilers, installation of a new electrical system, redesign of locker and shower rooms, and rehabilitation of the lobby and entrance vestibule. Other repair work will include the repair of the skylight over the swimming pool, new lighting throughout the center, waterproofing and window replacement.

ACQUISITION

Louis Armstrong Recreation Center

Funds are provided to purchase property for providing recreation programs sponsored by a locally based non-profit corporation (Elmcor Youth and Adult Activities Inc.) in Corona-East Elmhurst. The Corporation has been operating youth recreation programs in the community for several years and has begun to assemble a site for a permanent location. Funds in this program year would provide additional funds for acquiring the site. The City is working with the local sponsor on an agreement regarding the commitment of future public and private funds for providing new facilities and operating programs.

Wyckoff House

The Wyckoff House dating from 1637, is the oldest frame building in the State and was the first landmark to be designated by the City under its Landmarks Preservation Law. It is located at the intersection of Ralph and Ditmas Avenues in the East Flatbush section of Brooklyn. The house is owned by the City, but little of the surrounding land is City-owned. First year block grant funds will be used to acquire two-acres surrounding the house and relocate tenants on the site. This will provide a setting for the house and a recreation facility for the community.

STREET IMPROVEMENTS

MAJOR REALIGNMENT

Fulton Park NDP Area

Major realignment of streets is planned in the Fulton Park NDP Area in Brooklyn, where opposing street grids meet and create a traffic problem destructive to proper neighborhood development.

RECONSTRUCTION OF CURBS AND ROADWAYS

Community Development Area	Street	From	To
<u>Bronx</u>			
Claremont, (Daniel Webster & Borgia-Butler Houses)	E. 168th Street	Webster Ave.	Washington Ave.
	E. 169th Street	Webster Ave.	Park Avenue
	E. 170th Street	Webster Ave.	Park Avenue
	E. 171st Street	Webster Ave.	Park Avenue
	Webster Avenue	E. 168th St.	E. 171st Street
	Park Avenue	E. 168th St.	E. 169th Street
<u>Brooklyn</u>			
Williamsburg, (Williamsburg URA)	Ross Street	Kent Avenue	Bedford Avenue
	Keap Street	Kent Avenue	Wythe Avenue
	Hooper Street	Kent Avenue	Wythe Avenue
	Wythe Avenue	Ross Street	Williamsburg St. W.

Community Development Area	Street	From	To
<u>Manhattan</u>			
Metro North URA	FDR Ser. Rd. E. 100th St. E. 102nd St.	E. 98th St. First Avenue First Avenue	E. 102nd St. FDR Service Rd. FDR Service Rd.
East River URA	FDR Ser. Rd.	E. 105th St.	E. 112th St.
<u>Queens</u>			
Forest Hills Public Housing Peripheral Streets	108th St. Colonial Ave. 62nd Drive	62nd Drive 62nd Drive 108th St.	L.I. Expressway L.I. Expressway Colonial Avenue
<u>STREET REPAVING</u>			
<u>Bronx</u>			
Bronx Park South	Tremont Ave. E. 179th St. Bryant Ave.	Anthony Ave. Vyse Avenue Boston Rd.	Westchester Ave. Tremont Ave. Tremont Ave.
Twin Parks East	Southern Blvd.	E. 176th St.	Bronx Park South
<u>Brooklyn</u>			
Brownsville	E. 98th St.	Ditmas Ave.	East New York Ave.
Coney Island	W. 37th St. Surf Ave.	Canal Ave. W. 37th St.	Surf Ave. W. 5th St.
Flatbush Ave. Ctr.	Clinton St. Smith St.	Atlantic Ave. Atlantic Ave.	Fulton St. Fulton St.
Fort Greene	Lafayette Ave.	James Place	Flatbush Ave.
Marcus Garvey	Hopkinson Ave. Rockaway Ave.	Pitkin Ave. Livonia Ave.	Sutter Ave. Fulton St.

Community Development Area	Street	From	To
<u>Manhattan</u>			
Seward Park Ext.	Delancy St.	Clinton St.	Bowery
Seward Park	E. Broadway	Catherine St.	Grand St.
St. Nicholas Park	7th Avenue 7th Avenue	127th Street Central Pk. N.	145th Street 119th Street
<u>Queens</u>			
Arverne	B. 73rd St.	Hammels Blvd.	Shore Front Pkwy.

RETAIL CENTERS

Far Rockaway Shopping Area Revitalization

The Far Rockaway shopping area serves a population of 65,000, including residents of low and moderate income subsidized housing. A recent study recommended that basic physical improvements combined with promotional activities, improved security, and a clean up program were needed to attract commercial development and revitalize the area. Funds in the first year program are for the first stage of a five stage improvement program to support efforts of local merchants. It will provide a new municipal parking area with a walkway to Beach 20th Street and the main shopping area; improvement of the existing municipal lot with a walkway to Beach 20th Street; and the development of an off-street bus stop area.

IMPROVEMENTS FOR THE HANDICAPPED

Removal of Architectural Barriers in City Hall

This is a start of a long term commitment to the handicapped and disabled. The construction of an elevator and appropriate ramps will enable the handicapped to participate in all activities held at City Hall. The City will therefore be expanding its capacity for citizen participation and thus furthering a substantial mandate of the Housing and Community Development Act. The importance of this initial project is highlighted by the concerns of representatives of various groups serving the handicapped, expressed at recent Capital Budget hearings of the City Planning Commission.

Prototype Park Design

The City will sponsor a design competition for a demonstration playground that provides integrated play amongst handicapped children and able-bodied children. The site will be an existing City park that is slated for major rehabilitation. This playground will become a working model for how the needs of the handicapped can be served in City recreation facilities. Components of this playground together with the elimination of architectural barriers will be adopted in future playground construction for New York City.

PLANNING AND MANAGEMENT

The community development block grant carries with it an unprecedented opportunity for municipalities to plan and finance community development. The act also transfers significant new planning and management responsibilities to the City. Substantial effort is required to identify adequately City-wide needs and formulate and evaluate appropriate policies and programs. The HCD act requires the City to carry out the following activities.

- Closely monitor expenditures for funded programs.
- Establish and evaluate performance standards for community development activities.
- Collect demographic data indicating the population groups that have participated in or benefited from community development activities.
- Certify and maintain the necessary records demonstrating that Federal requirements for environmental review, relocation, equal opportunity, payment of prevailing wages and citizen participation are met.
- Establish and implement a plan and procedure for environmental assessment and citizen participation.

In order to meet this mandate, as well as to plan effectively the City's future community development effort, a portion of the block grant must be used to fund planning and management activities, primarily within the Bureau of the Budget, the Department of City Planning, the Office of the Corporation Counsel, the Environmental Protection Administration, the Landmarks Preservation Commission, and the operating agencies in charge of community development and monitoring activities.

PART III: HOUSING ASSISTANCE PLAN

PART III: HOUSING ASSISTANCE PLAN

INTRODUCTION

New York City's Housing Assistance Plan builds on a half-century of experience in housing assistance, slum clearance, urban renewal and redevelopment. Beginning with the State's Limited Dividend program of the 1920's and the Public Housing program of the 1930's (a program financed with Federal, State and City funds) New York has provided housing assistance to its lowest income households and to those households with incomes higher than those accommodated through public housing but still below the reach of unassisted, privately produced housing. Although the terminology used in different sections of the Housing and Community Development Act of 1974 varies somewhat, this concept is obviously one of the goals of the Act. The definition of low-income families [Title II, Section 3(2)] reads-- "who cannot afford to pay enough to cause private enterprise in their locality or metropolitan area to build an adequate supply of decent, safe and sanitary dwellings for their use."

The City's goals in this respect have been accomplished most recently through the State-enacted Mitchell-Lama and Municipal Loan (rehabilitation) programs. The disproportionate rise in housing costs during the recent years of spiralling inflation has thwarted this accomplishment without the additional assistance of Federal subsidies, primarily the Section 236 interest-reduction subsidy program, first used in 1969-1970, and now hopefully, the Section 8 Housing Assistance Payments Program.

Corollary to the above and as tools in the fulfillment of its aims, the City's long-term efforts are directed towards:

1. Rebuilding those areas of the City having the highest concentration of deterioration, blight, obsolescence, poverty, and deprivation in general.
2. Providing a choice of housing for low-income and minority groups who are desirous of moving out of the "ghetto" areas.
3. Preserving the vitality of and upgrading those neighborhoods of the City that may be either bordering on or actually undergoing a transitional process from sound to deteriorating status.

The most recent articulation of City housing policy is contained in "The Mayor's Policy Committee Statement, Housing Development and Rehabilitation in New York City - 1974" reprinted subsequently in this document.

Incorporated herein, as required by law, is "A Summary of Housing Needs and Conditions in New York City". This analysis, based largely on 1970 Census data, highlights the broad extent of housing deprivation in the City -- the heavy burden of rent overpayment, the extent of overcrowding, the substantial number of substandard housing units, and the extremely low vacancy rate that so severely restricts the choice of housing, particularly among lower income groups. However, given the fact that income data are from 1969 and given the constraints inherent in the relative unavailability of current quantitative measurements to the extent required, it cannot set forth the full parameters of the problems besetting the City.

New York through its housing assistance programs aims to continue to help that segment of the population whose housing needs cannot be met solely through the unassisted efforts of private enterprise -- a segment that, at least partially, has traditionally been served in the past. However, for several years now there has been an ever-widening gap between the income groups eligible for low-rent public housing and the income groups who can afford new private housing. The original success of the State and local housing programs in bridging this gap has been dissipated by the recent increasing disparity between the costs of construction and operation, and the level of income of a substantial section of New York City's residents. The Section 236 program served partially to meet this need but it is now being phased out. We had looked forward hopefully to the use of the Section 8 Housing Assistance Program to help fill this void. But, the income levels that have been suggested to date by HUD as appropriate for New York City are far too low for this purpose and exclude from assistance a "housing-deprived" group that is essential to the vitality of the City. Moreover, the income limits are so close to the income limits for traditional public housing as to preclude any possibility of creating integrated housing and neighborhood patterns; in fact, they can serve only to perpetuate and exacerbate the problems of racial and economic segregation that have been so deplored in recent years in public housing throughout the nation.

Recognizing (and welcoming) the fact that the flexibility of the new Section 8 Program will permit the City to reach many more of its low-income citizens than was heretofore possible, it is essential that income eligibility criteria be sufficiently expanded to allow New York to meet its qualitative goals and to achieve the primary objectives of the 1974 Act -- "reduction of the isolation of income groups within communities and geographical areas and promotion of an increase in the diversity and vitality of neighborhoods..." [Title 1, Section 101(c)(6)] and "aiding lower income families in obtaining a decent place to live and promoting economically mixed housing..." [Title II, Section 8(a)].

It is of some significance that the suggested maximum income limits would exclude a substantially higher proportion of New York City's population from housing assistance subsidies than is excluded in other major cities in the State.

Concomitantly, we view with some trepidation the results that could realistically be anticipated as a result of significantly higher income limits in counties neighboring and within commuting distance of the five boroughs of New York. We note, for example, that income groups not now eligible for Section 8 Housing Assistance in the City would be eligible in a location such as Nassau County. It is not unreasonable to assume that such a difference in eligibility standards would serve further to hasten the out-migration from the City to the suburbs of upwardly mobile groups and to intensify the low-income minority concentration and segregated patterns of living within the City. This is contrary to overall national goals as well as to the specific objectives of the 1974 HCD Act and would furthermore tend to worsen current problems associated with energy shortages, transportation systems, school desegregation and the like.

Moreover, we wish to draw attention to the fact that New York City is within an extremely high cost area in terms of both construction cost levels and consumer expenditures and the purchasing power of the dollar therefore is considerably less than elsewhere. The Bureau of Labor Statistics in its release of June 24, 1974, on budget costs for a family of four in the New York - Northeastern New Jersey area indicates as follows as of the Autumn of 1973:

1. "In 1973, New York-Northeastern New Jersey continued to be one of the most expensive living cost areas in the United States."
2. The area's budget at the intermediate level was the second highest among the mainland United States areas and 14 percent above the national average; at the lower level it was the fourth highest and six percent above the national average. (At the higher level, living costs were above any of the other mainland areas and 21 percent above the average).
3. Compared to Buffalo, the only City reported in New York State, costs in this area are six percent higher at the lower level, nine percent higher at the intermediate level and 16 percent higher at the higher level.
4. The increase in budget costs from the spring of 1967 to the autumn of 1973 was from 5 to 9 percentage points higher (depending on cost level) than for the United States as a whole.

In light of the foregoing, unless income limits are determined at an appropriate level, the Section 8 program could have a negative rather than a favorable impact on the "housing-deprived" sector of the City.

The housing agencies operating in the City -- The New York City Housing and Development Administration, the New York State Division of Housing and Community Renewal and the New York State Urban Development Corporation -- have communicated their views in this respect to HUD, indicating their beliefs that the Secretary should use his discretionary powers to increase the suggested income limits. We are pleased that HUD has recognized the problems in connection with the 236 Program and are hopeful that similar recognition will be accorded the Section 8 program.

In furtherance of its aims to rebuild the worst areas of the City, to broaden the choice of housing for minority and low-income groups, to maintain the existing housing stock and preserve the vitality of its neighborhoods, the City has in the past maintained, and will continue to do so, a high standard of site and neighborhood selection in its housing assistance and community development policies. In addition to its efforts to redevelop the inner-core "ghetto" areas, over the years it has designated prime areas of the City for low- and moderate-cost housing, is developing a "New Town in Town"; and is making use of vacant and underutilized outlying areas of the City. Planning for housing assistance is coordinated with

planning for adequate infrastructure, transportation, social and community services.

Within any short-term period, the strategies and the selection of priorities are, of necessity, dictated by the availability of funds. Thus, for example in the latter half of the 1960's when the previously generous flow of Federal funds for urban renewal began to taper off, New York consciously adopted a policy of (1) using scarce Federal funds in the most deprived areas of the City; (2) allocating a portion of its own limited capital resources to the next level of deterioration; and (3) encouraging private capital to develop some of the better areas through the assisted State and local housing programs available to them. In the present instance, the use of Federal subsidy funds and the priorities for meeting the needs within the Housing Assistance Plan will also have to depend on the level of funding. Given the limited funding currently allocated to the City, it is our intention to press forward with those housing projects that are furthest advanced in terms of readiness for construction start.

In addition to a policy of site selection that strives to combine redevelopment of the most deteriorated inner areas with broadening the housing choices of minority and low-income groups, the City's policy mandates equal opportunity for minority groups through regulations requiring strong outreach and affirmative marketing efforts. Additionally, in order to achieve the maximum feasible economic integration in all its projects the City has for many years enunciated and effected a policy of placing 20 to 30 percent "low-income" tenants in its "moderate" and "middle-income" developments. To date, this has been accomplished through a mechanism of skewed rents, through use of funds provided by the New York State "Capital Grant Low-Rent Assistance Program", leased public housing and the Federal Rent Supplement Program. New York expects to be able to continue in this effort by reason of the requirements in the 1974 Housing and Community Development Act regarding assistance to "very low-income" families.

HOUSING ASSISTANCE PLAN - WAIVERS AND STATEMENT OF
INTENTION TO FILE FOR SECTION 107 DEMONSTRATION GRANT

1. Pursuant to Section 213 (b)(3) of the Housing and Community Development Act of 1974, The City of New York objects to the exemption from the provisions of Section 213 (a) of "applications for assistance with respect to housing financed by loans or loan guarantees from a State or agency thereof," and requests a waiver of the provision.

2. Pursuant of Section 107 of the Housing and Community Development Act of 1974, The City of New York intends to apply for a grant "for the purpose of demonstrating innovative community development projects." The proposal will be directed to fulfilling the special housing needs of the elderly, handicapped or single room occupancy population, or a combination of these groups.

A SUMMARY OF
HOUSING NEEDS AND CONDITIONS IN NEW YORK CITY

The Housing and Community Development Act of 1974 seeks "to provide a decent home and a suitable living environment for all persons, but principally those of low and moderate income." Today, that necessity eludes roughly one-third of New York City's households.

New York City has been facing a growing housing shortage. Vacancy rates for virtually all but luxury housing have been critically low for several years. Each year fire, abandonment and demolition take their toll of the housing supply. At the same time, soaring interest rates and escalating construction costs have been hampering both construction of new housing and rehabilitation of existing housing. New privately financed housing has been limited primarily to the relatively small luxury market, while the recent Federal moratorium on funding assistance has led to a sharp cutback in construction of low and moderate-income housing.

As a result, the need for more housing which is better and less expensive has grown increasingly urgent. More than 170,000 households rent housing that is dilapidated or lacks adequate plumbing. Nearly one-quarter of a million households are living in overcrowded conditions. And three-quarters of a million New York City households are paying more than 25 percent of their incomes for rent.

These problems are not confined only to lower-income groups. The problem of overcrowding, for example, affects most income groups. But the inhabitants of dilapidated units typically have low incomes. It is the poorer residents, too, who must often pay more than 25 per cent of their incomes for rent. Some half-million households in the City earn less than \$5,000 a year and pay more than one-fourth of this for rent. Of the nearly 285,000 elderly households with annual earnings below \$5,000, 82 per cent spend more than 25 per cent of their incomes for rent.

New York City needs financial assistance to provide more low, moderate and middle income housing. It has to rehabilitate older housing to stem deterioration. And it has to construct new housing to replace structurally defective and abandoned units.

This analysis describes the City's housing stock and needs. It is the first of a series of studies to review the housing needs of the population, the adequacy of existing facilities, and the cost of providing new and better housing in New York City. Future studies will concentrate on particular problems, such as housing for the handicapped, the elderly, and large families; single-room occupancy (SRO) housing, low and moderate income income cooperative housing and other issues. This initial report is intended to define the City's housing needs.

The main sources of data for the study were the unpublished fourth and sixth counts of the 1970 Census, as well as published Census material. While the Census data are not current, they provide the most recent source of reliable information. Based upon these data, several measures are used to assess the housing situation. The most important of these were the portion of income used for rent, the extent of overcrowding, the prevalence of sub-standard facilities and conditions, and the housing vacancy rate. These measures are intended to meet the criteria set forth in the Housing and Community Development Act of 1974.

THE SUPPLY OF HOUSING IN NEW YORK CITY

Most New York City residents rent, rather than own their homes. Of more than 2.9 million dwelling units in 1970, only 669,000 were owner-occupied, while nearly 2.2 million units were rented. (See N.Y.C. Table 1) A scant 1.5 per cent of all rental units are vacant. Most of the housing units in New York City are in multiple dwellings - buildings with three or more units. Approximately 60 per cent of the housing units in these multiple dwellings are in structures built before 1929. Of these, some 40 per cent are in Old Law tenements built prior to 1901.

Much of New York's aging housing stock is in sound condition, or is at least suitable for rehabilitation. There must also be new construction on a regular basis to replace structurally defective and abandoned units and to accommodate an increased number of households. In the past few years, however, new construction, which has relied heavily upon public assistance, has been falling off. The number of new units completed in the 1970's averaged only 20,000 per year, compared with 37,000 per year during the 1960's. Although precise figures on the number of housing units abandoned since 1970 - a number estimated at 30,000 per year by the Fire Department and the Housing and Development Administration - are not available, it is doubtful that the number of new units constructed during the same period kept pace with it. Moreover, the net loss of housing units has had a greater impact on lower-income groups than on the population at large, since buildings that are abandoned are most likely to have provided shelter for the poor.

A net loss of housing would not be so critical if New York City did not have such a low vacancy rate. While a vacancy rate of 5 per cent is considered requisite for a free housing market, the vacancy rate has been hovering at 1.5 per cent for several years. One reason for the low vacancy rate has been the increased number of households. Between 1940 and 1970, the average household in New York City decreased from 3.5 to 2.7 persons, while the number of households jumped from 2 million to 2.8 million.** Although the population remained stable between 1960 and 1970, the number of households increased by nearly 200,000. The resulting low vacancy rate has contributed to higher rents and has limited the options available to all income groups. Rising construction and maintenance costs have further restricted the choice

*The use of different Census counts resulted in data inconsistencies in some cases.

**Approximately 59 per cent of all households in N.Y.C. are now one and two person households. Of these, 32 per cent are elderly.

of housing, particularly for low and moderate-income families who cannot afford new housing unless it is Federally subsidized. At present, a family of four would have to have an annual income of more than \$20,000 to be able to afford an apartment in a newly constructed building that is not Federally subsidized.

Substandard Housing

While the vacancy rate in 1970 was 1.5 per cent, the proportion of substandard housing was nearly 6 per cent. (See NYC Table 2) Nearly 3 per cent of the total - 83,793 units - lacked some or all plumbing facilities. (See NYC Table 3) The largest concentration of these units was in Manhattan, where 6.3 per cent of all units lacked these facilities. Most of the housing lacking plumbing - 85 per cent - was in rental buildings.

The number of dilapidated units is another measure of substandard housing (See NYC Table 4) The number of such units doubled from 54,300 units in 1960 to 120,800 units in 1970.* Of these, the number of dilapidated owner-occupied units decreased 40 per cent, from 3,000 to 1,800, while dilapidated renter-occupied units increased by 123 per cent, from 47,700 to 106,200. As a result, while only 2 per cent of renter households were in dilapidated units in 1960, .5 per cent lived in such units in 1970.

The total of occupied dilapidated units and units lacking some or all plumbing facilities (but not dilapidated) provides an estimate for substandard housing in New York - some 170,200 in 1970.

Housing Deterioration

Another indication of housing conditions is the level of reported building code violations. It is a crude measure because code violations encompass both relatively minor and severe problems; in addition, building inspections are usually based on tenant complaints and, if tenants do not complain, buildings in poor condition may have no reported violations. Finally, only multiple dwellings are inspected, so that reported violations do not reflect the conditions of one and two-family homes. Despite these drawbacks, the level of reported code violations can serve as a general indication of areas where housing is deteriorating.

In order to assess housing conditions in all parts of the city, maps were prepared of the mean violations per dwelling unit per census tract as of September, 1974 (see maps 21 through 24 in the Map Appendix). Violations per dwelling unit, rather than per building, were chosen as the measure because of the city's diverse housing stock and building type. A graphic presentation based upon buildings would distort the picture since ten violations in a six-unit building is very different from ten violations in a 100-unit building. Instead, classifications range from .000-.099 to 1.00-5.00 violations per dwelling unit. Those areas with a mean violation of

*These numbers are based on a Census Bureau sample survey for the 1970 Census.

more than .299 per dwelling unit are considered problem pockets, while areas with a mean of .200 to .299 indicate a potential housing problem.

The maps indicate that the highest concentrations of violations were in the Lower East Side and northern Manhattan, particularly Harlem, East Harlem, Hamilton Heights and Morningside Heights; Central Brooklyn, particularly Brownsville, Bedford-Stuyvesant and Williamsburg; the western and south central portions of the Bronx, which contain some of the City's most deteriorated housing; the Rockaways and Jamaica in Queens, which has a generally newer housing stock and more one and two-family homes than the other three boroughs. (Comparable information for Staten Island was not available.

THE POTENTIAL DEMAND FOR ASSISTED HOUSING

Approximately one-third of all households in New York City require some housing assistance. A precise figure is difficult to obtain since census data overlap; but a rough - and possibly conservative - estimate of the number that are housed inadequately or are burdened by excessive rent payments would be between 900,000 and 1 million households. This estimate is based on fairly harsh facts of life in New York City: Some three-quarters of a million households (773,875) are paying more than 25 per cent of their incomes for rent, and nearly all of these households (96.1 per cent) earn less than \$10,000 a year. Nearly one-quarter of a million households (246,686) are overcrowded. Some 170,200 households live in quarters that are dilapidated or lacking some or all plumbing facilities.*

The families that endure substandard or overcorwded housing, or who pay rentals that are too high for their limited earnings, cover a broad range of age, ethnic and income groups. (See NYC Table 5) But certain segments of the population are more subject to these hardships than others: households below the poverty level, the elderly, large households, low-income households with minor children headed by a single parent. The following analysis identifies the groups in New York City that are most likely to need the housing assistance provided under the Community Development Act of 1974. (See NYC tables 6 and 7).

Lower-Income Households

Section 8, Title II, of the new legislation defines "lower-income families" as those whose incomes do not exceed 80 per cent of the median income for the area and "very low-income families" as those whose incomes do not exceed 50 per cent of the area's median income. At least 30 per cent of the families assisted under the Section 8 program must be very low-income families. The estimates of the number of lower income households are based on 1970 median income figures for the New York Standard Metropolitan Statistical Area. (These data do not take into account the income

*The above data are not mutually exclusive.

eligibility adjustment that may be made at the discretion of the Secretary of HUD).

As of 1970, nearly 44 per cent (1,241,700) of all households in New York City had incomes below \$7,378 - which is 80 per cent of the median income of \$9,223 for the SMSA. Slightly more than 58 per cent of this group (723,300) - nearly three-quarters of a million households - have incomes below \$4,612, or 50 per cent of the median for the SMSA. This number is far in excess of the 30 per cent required by the legislation.

Broken down by household size, roughly 43 per cent of one, two and three-person households (a total of 876,300) earn less than 80 per cent of the median income for households of their size. The same is true for 44 per cent of four-person households (172,800), 47 per cent of five-person households (98,200) and 49 per cent of households with six or more (94,400). And, in most of these cases, the majority earn less than 50 per cent of the median income for their household size (see Table 6).

These data identify a population eligible for assistance based only upon income. A further indication of the need for housing assistance is the number of families below the federal poverty level. (See NYC tables 8 and 9) Seventy-one per cent of these families have children under 18; 37 per cent receive some form of public assistance.

Low-Income Households Paying More Than 25 Per Cent of Income for Rent

In addition to setting eligibility requirements for lower-income families, the new legislation recognizes that the maximum portion of income that a low-income family should pay for rent is 25 per cent. Many low-income families in New York City are paying in excess of 25 per cent for rent. Specifically, 743,942 households earn less than \$10,000 a year and pay more than 25 per cent of their income for rent; of that number, 497,744 households pay more than 35 per cent for rent. (See NYC table 10). The large majority of the families earning less than \$10,000 a year are lower-income families, as defined by the legislation. More than one-fourth of the City's households, however - some 582,000 - earn less than \$5,000 and pay more than 25 per cent of income for rent. And, even worse, the vast majority of these households - 450,000 - are paying more than 35 per cent of income for rent. The following table shows that the lower the income, the higher the proportion spent for rent.

Annual Household Income	Number of Households	Median Gross Rent	Median Gross Rent as Percentage of Income
Less than \$2,000	306,064	\$ 90	54%
\$2,000-\$2,999	153,051	91	54%-36%
\$3,000-\$3,999	147,576	95	36%-28%
\$4,000-\$4,999	143,437	97	28%-23%
\$5,000-\$5,999	158,822	100	24%-20%
\$6,000-\$6,999	153,366	103	21%-18%
\$7,000-\$9,999	399,552	112	19%-13%

Source: Prepared by Department of City Planning based on U.S. Census, 1970.

Welfare Recipients

As of December 1971, 344,000 welfare households lived in private housing, while only 41,000 were in public housing, indicating the heavy dependence upon the private housing market for welfare families.* Since welfare families now receive separate rent payments which often exceed the amount that the non-welfare poor can afford, landlords have an economic incentive to encourage welfare occupancy. The Department of Social Services includes in its welfare grant a shelter allowance equal to the actual rent paid. Regulations set limits on the maximum rent allowances for each household size and by housing type (private, public, unfurnished, furnished, and the like).

As of early 1974, the median income of five-person households was \$424 a month, while the median shelter allowance for private housing was \$140. This represents payment of about 33 per cent of income for rent; on the other hand, the working non-welfare household, trying to limit rent to 25 per cent of income (because of the need to pay Social Security and other taxes) could pay only \$106 per month. Units renting at roughly \$20 per room per month are generally unavailable in private housing.

The predominant need of welfare clients is for large apartments able to accommodate families with children. As of mid-1971, more than half of all cases (299,230) within the Department of Social Services workload were families with minor children. In contrast, according to the 1970 Census, only one third of the city's renter households had children of their own.

Low-Income Elderly Households

In mentioning elderly persons specifically, the Community Development Act recognizes their special problems and needs. In 1970, more than a quarter of a million (272,763) one and two-person elderly households had annual incomes of less than \$5,000. (See NYC table 11). Most of these

*Source: New York City HRA Welfare Housing in New York City: Recent Developments, November, 1973.

households are living on fixed incomes, which make them particularly vulnerable to inflationary pressures. Moreover, nearly one-fourth (205,919) of all elderly New Yorkers are below the poverty level. Not surprisingly, the elderly tend to pay a larger portion of their income for rent than other groups: Of the 285,180 elderly households earning less than \$5,000 a year, 82 per cent are paying more than a quarter of their incomes for rent.

Large, Low-Income Households

According to the 1970 Census, some 164,500 households with five or more persons had incomes of less than \$10,000 a year. (See NYC table 12). The majority of these households are eligible for Section 8 housing assistance, since 80 per cent of the median income for five-person households is \$9,924. About 70 per cent of these are husband-wife families; most of the remainder are single-parent households headed by a female. These single-parent households not only have limited incomes available for housing, they also may have the added burdens of finding adequate, low-cost day care facilities for their children.

Households with seven or more persons, regardless of income, find it difficult to obtain suitable housing because of the limited supply of large apartments. Some 60,287 renter households have seven or more persons, but the housing stock includes only 33,674 renter units with seven or more rooms.

Overcrowded Households

In 1970, 11 per cent of all households in New York City - some 246,700 - lived in renter-occupied units that were overcrowded. (The Community Development Act defines overcrowded conditions as housing units with more than 1.01 persons per room). About 3 per cent of all households, or almost 66,000, lived in severely overcrowded conditions (more than 1.50 persons per room). Households of five or more persons comprised 70 per cent of those living in overcrowded conditions.

The problem of overcrowding is not confined to low-income groups: Some 31 per cent of households in overcrowded quarters have annual incomes above \$10,000. But low-income families have the most limited options and a substantial number - roughly 169,000 households - live in overcrowded units and earn less than \$10,000 a year. Of these, 47,810 are living in severely overcrowded conditions. Among households earning less than \$10,000 a year and living in overcrowded quarters, two-thirds have three or more children.

Within the lower-income population, the burden of living in overcrowded conditions falls most heavily on minority groups. Some 26 per cent of the Puerto Ricans earning less than \$10,000 and some 18 per cent of the blacks in the same income group live in overcrowded units; the comparable figure for the white population is 11 per cent.

Handicapped Households

At present, the City lacks sufficient data on the housing needs of the handicapped. The Mayor has established an Office on the Handicapped and City agencies are working closely with it to collect data and establish standards for housing for the handicapped. The City intends to publish an analysis of the housing problems and needs of the handicapped this year.

THE PROSPECTS

Today, approximately one-third of New York City's households live in apartments that are either too small, too costly, or run-down. And, with a lower-income population of more than 1.2 million households, it is unlikely that the need for better and less expensive housing will subside in the near future. New York City cannot meet the housing needs of its residents, particularly its low and moderate-income families, without Federal assistance. The recent Federal funding moratorium was a severe setback. The new legislation will provide welcome relief.

EXPLANATION OF HUD TABLE III AND OF PRIORITIES

The explanation of priorities for the City's housing programs have been essentially articulated by the Mayor's Policy Committee Statement of November 1974. Although it was based on an anticipated higher level of funding for Section 8 housing, the policy guidelines expressed therein represent the City's overall aims; the actual level of construction will, of necessity, be reduced as a result of the lower level of Section 8 funds allocated to the City.

Priorities will also be worked out between the several housing agencies operating in New York City, a description of which is contained in Part V of this document.

With respect to State Agency amounts included above, it has been estimated that the allocations to New York State and local agencies can provide for approximately 10,000 units, of which 6,400 would be new units, 3,000 rehabilitation and 400 existing units. Since our Section 8 allocation has been made in terms of dollars, not units, this is subject to modification based on our projects' readiness for construction start.

A further discussion of the problems we are facing with respect to "Existing Housing" is contained in the discussion of Annual Goals.

THE MAYOR'S POLICY COMMITTEE STATEMENT HOUSING DEVELOPMENT AND REHABILITATION IN NEW YORK CITY - 1974

A quarter of a century has passed since Congress first pledged as a national goal "a decent home and a suitable living environment for every American family." Achieving that goal has been elusive. Today, roughly one-third of New York City's households live in apartments that are too small, or too costly, or too rundown. And, with a lower-income population of more than 1.2 million households, it is unlikely that the need for better and less expensive housing in New York City will subside. While the City and State have programs that to some small extent can allay a worsening housing situation, the prospects for significant improvement rest on massive doses of Federal assistance. The recent Federal moratorium was a severe setback in attempts to provide better housing particularly for low and moderate-income families. Prospects have brightened considerably with the passage of the Housing and Community Development Act of 1974.

The City is dependent on Federal subsidies for low- and moderate-income housing. Under the moratorium, those subsidies all but vanished. Now, under the Section 8 programs of the new Act - which essentially replace the public housing and Federal 236 programs - funds will once again be provided for low and moderate income housing.

Since Section 8 funds cannot be used to build housing, including public housing, only to lower rents for eligible tenants, local governments must have a construction funding mechanism. The City and State have such a financing mechanism in the Mitchell-Lama program. It is anticipated that

construction of the first major increment of such new low-and moderate-income housing in two years will get underway when the City receives the promised Section 8 funding early next year.

While the re-establishment of a Federal housing subsidy program is welcome, the City can neither wait for it to materialize early next year, nor depend exclusively upon it. The impact of the Federal funds will not be felt for some time. The City must act now.

Though our options are circumscribed by economic realities, there are a number of effective measures that we will take. The Mayor's Policy on Housing commits the City to the following:

- Advancing construction on sites that are ready, and moving ahead with site acquisition and preparation efforts so that development of low-and moderate-income housing can proceed without delay when anticipated Federal subsidy funds become available;
- Encouraging the construction of middle-income housing, at reasonable middle-income rents;
- Strengthening neighborhood preservation and housing rehabilitation programs.

Advancing the Pipeline

Housing cannot be built unless sites are ready for construction and subsidy money is available to bring rents within the reach of low- and moderate-income families.

Today, there are sites for 4,500 units on which construction could proceed immediately if subsidy funds were available. Construction of low- and moderate-income housing on these sites should start as soon as Section 8 funds become available early next year.

In addition, the City also has already acquired sites which would produce another 25,500 units of low and moderate income housing.

In sum, the City's housing pipeline has sites that would produce a total of 30,000 units.

The City anticipates receiving sufficient Federal Section 8 subsidy funds for 24,000 units annually for the next three years.

Two years ago, because of the Federal moratorium, the City consciously elected to slow the acquisition process: few new sites were acquired; site preparation and relocation activities were all but turned off. However, a trickle of subsidy funds did eventually permit some projects to advance. Gradually, sites ready for construction were used - and not replaced. Now, the pipeline will be replenished.

Encouraging New Middle-Income Housing at Middle-Income Rents

Over the last decade, the only tool the City has had for new middle income housing has been the Mitchell-Lama program.

The City assisted program worked well eight years ago when rents in new high-rise Mitchell-Lama apartments averaged \$35 per room per month. However, interest rates on City bonds used to finance these projects have jumped from 4.75 per cent in 1966 to 8.5 per cent today. Construction costs have doubled, and so have maintenance and operating costs.

The result is that rents for new high-rise Mitchell-Lama apartments have nearly tripled since 1966 and today are well over \$100 per room per month. Private market housing often has rents of \$150 per room per month or more.

While a return to 1966 rental levels is no more possible than a return to a 1966 economy, there are positive changes that can be made in the Mitchell-Lama program.

Our analysis indicates that certain modifications could result in lower costs - and lower rents.

The City has begun to experiment with lower buildings in such Brooklyn projects as Northside Gardens and the proposed Polar Gate development in Coney Island. This experience, and related work, has led us to the conclusion that the Mitchell-Lama program should be used for building low-rise structures.

Therefore, the following new policies have been established:

- Mitchell-Lama financing will be concentrated on lower-rise buildings. Six- to eight-story structures not only cost less, but generally fit better into existing neighborhood patterns.
- Mitchell-Lama financing will be extended to the development of three-family homes. Studies indicate that by combining Mitchell-Lama and urban renewal write-down, the standard three-family home could be carried for as little as \$75 per room per month with a down payment of less than \$2,500 per unit. Questions relating to ownership and profit levels remain to be resolved; but we believe that efforts in this direction should be expedited and appropriate mechanisms developed so that the program could be launched next spring.
- Construction of low-rise co-ops will be accelerated. For example, new two- and three-story Mitchell-Lama co-ops could be erected to rent at as little as \$75 per room per month. Co-op ownership can give residents an increased financial stake in their community and may help neighborhood stability.

- Prefabrication of building components that can be coordinated with standard construction methods should be encouraged. New techniques, such as concrete planks, pre-cast joists and pre-assembled sections can be utilized to cut costs.

Stimulating New Private Construction

The private market has been faltering because of inflationary costs. But, it still produced 9,000 units last year, mainly in one- and two- and three-family homes. Of this total, 1,000 units were in high-rise and 2,000 were in six- and eight-story luxury buildings.

While the recent sharp decline is tied to the economy, the City can and should bolster the private market. One important tool, is the 421 program, which expired at the end of last year. Therefore, our legislative program is directed to the following:

- The 421 program should be extended for an additional year. The program, though it may have certain shortcomings, has helped to produce housing. More than two-thirds of the units in privately developed multiple dwellings completed last year were assisted by the 421 program.
- The City will introduce changes and modifications that would make the program more effective and produce housing appropriate for a wider range of neighborhoods. Nearly two-thirds of the "421" buildings have been erected in Manhattan, concentrated in the Upper East Side, Greenwich Village, Murray Hill and Chelsea. We should seek ways to apply it more effectively to other boroughs by exploring such ideas as differential tax abatements or a limit on the dollar value of tax abatement per unit. In addition, the program should permit the establishment of design criteria to insure that the public is receiving adequate benefit for the tax forgiveness.

Strengthening Neighborhood Preservation and Rehabilitation Programs

A balanced housing program must include a substantial rehabilitation effort. We have 3 million housing units. Even if the rate of new construction were doubled to 40,000 units a year, it would take 75 years to replace the existing stock. At the present depressed rate of new construction it would take 150 years. Clearly, we must retain and improve the housing we have.

The problems involved should not be minimized. Rehabilitation is panacea and can be time-consuming, costly and complex. Costs have risen and interest rates - when mortgages are available - are formidably high. Even under the Municipal Loan Program interest rates are now 8.5 per cent; private rates are closer to 12 per cent. Tight credit means that owners defer needed repairs. Deterioration increases and rehabilitation financing becomes that much more risky, more costly - and less likely.

Today's costs for gut rehabilitation are approximately \$25,000 per unit. Moderate rehabilitation (upgrading utilities and making needed repairs without major architectural changes) averages \$10,000 per unit. Rentals in these projects are within reach of a broad swath of the City's middle-income population. The use of Section 8 funds can extend the reach of the program to more of the City's moderate-income families and to low-income households.

- Neighborhood Preservation activities should be intensified and expanded. Added staff, through intra-agency transfers at the Housing and Development Administration, will focus on code enforcement and loan processing. A next round of preservation neighborhoods will be identified.
- Efforts will be concentrated on moderate rehabilitation. Moderate rehabilitation can provide the most efficient upgrading at the least cost.
- The City will dovetail its programs to support community improvement activities of local groups. Many groups have already begun to develop the capacity to rehabilitate and manage buildings. The City will work with them to expand their capacity and expertise. At the same time, the City will specifically explore ways to bolster the management capabilities of involved local groups, perhaps through local management contracts.
- Local groups will be encouraged to undertake large enough rehabilitation projects to achieve economies of scale so that mortgage, maintenance and operating costs can be spread most effectively.

The approach to rehabilitation is two-fold: concentrated efforts on a neighborhood basis and an over'all citywide approach. Five areas (Crown Heights and Bushwick in Brooklyn, Washington Heights and Clinton in Manhattan and West Tremont in the Bronx) have been designated for the Neighborhood Preservation Program. These communities have basically sound housing, but are threatened by inroads of decay. New investment is needed to reverse the trend. Three types of programs are being utilized in these areas: maintenance programs, municipal loan and REMIC - a government insurance program for conventional bank loans. They are coordinated and targeted for specific sections of these neighborhoods to have maximum and lasting impact.

The maintenance programs, basically emergency repair efforts and code enforcement activities, can and should be used as a positive - not punitive - tool. The City will work with owners to help them remove violations. Simply plastering a building with violations can sometimes lead to abandonment, punishing the tenants more than the owner.

Rehabilitation, then, is an increasingly important tool. In order to advance rehabilitation efforts we are committed to the following:

- The City will triple its rehabilitation processing capacity in the next year. This will mean additional staff, improved procedures and an adequate supply of mortgage money.

CITY AND STATE HOUSING AGENCIES

There are three City and three State agencies responsible for housing development and rehabilitation. They are the Housing and Development Administration, New York City Housing Authority, and Housing Development Corporation in the City; and State Division of Housing and Community Renewal, Urban Development Corporation and Battery Park City Authority in the State.

The Housing and Development Administration is responsible for financing and coordinating the development of low, moderate and middle income housing. The New York City Housing Authority is the developer of low income public housing. The Housing Development Corporation can provide financing (Mitchell-Lama) for Housing and Development Administration and New York City Housing Authority projects.

The State Division of Housing and Community Renewal is the state's counterpart to the Housing and Development Administration which gets its financing from the State Housing Finance Agency. The Urban Development Corporation is a public development corporation with the authority to raise its own financing through sale of bonds. The Battery Park City Authority is responsible for developing the Battery Park City Project.

Due to the generally high cost of housing development and the need to develop a sizeable amount of housing for low and moderate income households, much of the public and publicly aided housing has been developed on written down urban renewal land. The Housing and Development Administration is the designated urban renewal agency in the City of New York and thus coordinates the development of low and moderate income housing. The other agencies act as developers and finance agencies for individual or groups of urban renewal projects under a series of agreements between the several agencies consummated by formal land disposition agreements approved by the Board of Estimate. In addition Plans and Projects for all Mitchell-Lama financed projects regardless of other subsidy "piggy-backed" on the mortgage, require formal City Planning Commission and Board of Estimate approval.

Thus the 20-21,000 unit goal for housing development and rehabilitation is a shared goal. Without active State participation and cooperation, the level of which has been quite high throughout the history of housing development in the public sector, housing goals could not be met. A breakdown of the general City-State relationship, as far as is possible to determine, is contained in the annual goal statement.

ANNUAL GOALS FOR HOUSING

The City's current "Pipeline" includes sites that have been acquired and housing proposals that could provide approximately 30,000 units of new construction and applications for rehabilitation that could provide 15,000 units. These are planned for development jointly by the Housing and Development Administration, the New York City Housing Authority and the New York State housing agencies operating within the City. The housing needs analysis incorporated herein (as well as the state-wide survey that was prepared by the State agencies and that included estimates for New York City) indicate the need for new construction and rehabilitation on a high order; the City continues to be plagued by a low vacancy rate and the prospects of an adequate supply of safe, sanitary and decent existing housing units are discouraging for the near future.

The Mayor's 1974 Policy Committee statement enunciated a housing development and rehabilitation policy for the City. (See Preceding section IV). At the time, it was anticipated that housing assistance under the new Section 8 Program would be available for 24,000 units annually of new construction and substantial rehabilitation. We have now learned that the level of funding would be much lower, necessitating a reduction in our annual goal of federally subsidized housing units. This revision has forced stringent re-examination of the "pipeline" and the requests for set-aside made to HUD in November by the State and local agencies. We intend to give priority to the areas of most urgent need, as well as to those projects in the most advanced stages of planning. Our revised plans in the areas of new construction and substantial rehabilitation as well as for existing housing are indicated below.

It is still our hope, however, that it will somehow be possible -- perhaps through recapture of funds unused elsewhere -- to change these goals and to provide a higher level of assisted housing than envisaged here.

In the years 1970 through 1972, the HDA, DHCR, and UDC maintained an average rate of new construction and rehabilitation production (measured by starts) of 18,300 units annually. In addition, the Housing Authority produced an average of 3,500 units a year in that period. (This is exclusive of housing processed through the HDA under Federally insured programs and the 421 Partial Tax Exemption Program). New York would wish to continue at least at this level of production to the extent feasible, recognizing the difficulty due to the present uncertain status of the State Urban Development Corporation and the constraints imposed by the problems of the general economy.

Given the \$75 million allocated to New York City for Section 8 housing assistance in the current fiscal year and based on our understanding that all but \$6 million to \$7 million is for use by the State and local agencies and the New York City Housing Authority, we contemplate the following levels of development with Section 8 funding as our first year goal.

New construction	9,000 units
Substantial Rehabilitation	3,000 units
Existing housing	4,500 units

The locations from which these will be selected are the areas delineated in the appended pipeline maps, with priorities given to developments most advanced in design and ready to start construction.

New Construction and Substantial Rehabilitation

A total of approximately 12,000 new and rehabilitated units is projected for Section 8 assistance in the first year. However, recognizing that the dollar allocation is the constraining factor and that new construction and rehabilitation require different levels of funding, we reserve the right to amend the overall number of units as well as the allocation to new vis-a-vis rehabilitated units. As noted previously, this will depend in large part of the advancement of projects in our processing schedules.

At present, however, we anticipate the 12,000 units will be developed as follows from State and local agency set-asides and through the Housing Authority under HUD's walk-in procedures.

	<u>Total</u>	<u>HDA/HDC</u>	<u>DHCR</u>	<u>N.Y.C.H.A.</u>
<u>Total</u>	<u>12,000</u>	<u>5,000</u>	<u>4,400</u>	<u>2,600</u>
New	<u>9,000</u>	2,600	3,800	2,600
Rehabilitated	<u>3,000</u>	2,400	600	--

In addition some 4,000-5,000 units with Section 236 subsidies are ready to move forward.

No projects are expected to be financed by the Urban Development Corporation due to their present fiscal difficulties. The State Division through the State Housing Finance Agency will probably be able to assume some of the Urban Development Corporation obligations. The City supports the Urban Development Corporation as an essential development entity in the housing field and expects that the Urban Development Corporation will continue to act as a developer with State Housing Financing Agency financing and hopes that it will shortly be able to actively enter into the area of housing finance again. At this time, however, no estimates of its involvement in the housing strategy for the City can be determined pending State legislative action.

Existing Housing

It is projected that the Section 8 set-aside for the New York City Housing and Development Administration can provide for 400 units of "existing housing" in conjunction with the HDA's program for moderate rehabilitation with tenants in occupancy. However, it is hoped that at least a portion of the funds allocated for existing housing under "batching" will be available for use by the State and local agencies in their local programs and in conjunction with the Housing Authority.

To date, no regulations have been promulgated for "existing housing" for use by State Housing Finance and Development Programs and the regulations issued to date for existing housing are totally unworkable. Although we have tentatively estimated that the funds allocated in the City could provide assistance for up to 4,000-4,100 families, in addition to the 400 noted above, it is impossible to propose an accurate and detailed program in a way that will maximize the impact of the subsidy dollars. Coordination of a policy for existing housing with the City's housing strategies would make possible an orderly determination and, above all, would help to implement an integrated housing program by the City.

The Private Sector

Over the past decade, development costs and financing problems have severely limited private sector housing activity. Section 8 may make some new private development feasible. The City would look favorably upon and support the use of Section 8 funds for private development of low and moderate income housing in areas where the City is concentrating Community Development, Model Cities, Urban Renewal, rehabilitation or other funds. This will require City review of private proposals for conformance to the City's articulated goals and objectives.

Rehabilitation

Federal Section 312 Mortgage Program

The Federal Section 312 program is a below market interest rate (3 per cent) mortgage program for rehabilitation of one- and two-family homes. This program is essential to the City in that the City is prohibited, by the State Constitution, from using its Municipal Loan program for one- and two-family homes. While the City is exploring means to resolve this difficulty at this time, the Section 312 program is essential to the upgrading of many City neighborhoods.

The regulations governing the Section 312 program limit its use to Urban Renewal Areas, Federal Code Enforcement Areas, and Housing and Urban Development designated areas. To date, the program has only operated in a few urban renewal areas as there are no longer Federal code enforcement areas and Housing and Urban Development has been unwilling to designate other areas for the use of these funds.

The City has been actively working with groups in areas that have, as a major element of their housing stock, one- and two-family homes. These areas also tend to be areas of high FHA foreclosure.

The City therefore establishes the following priority designation for the use of Section 312 funds. This list is designed to be descriptive and not prescriptive and the City reserves the right to amend or add to this list as it sees fit through the processing of loans for Section 312 financing.

First Priority:

These, areas which have high FHA foreclosure rates, must, in addition to Section 312 loans, at a minimum be the recipient of a substantial commitment of FHA mortgage and insurance monies. The federal government, through its initial commitment must continue to share the responsibility in these areas. The City is actively working with the FHA to ensure its cooperation.

Areas:

East New York (Brooklyn)
Sunset Park (Brooklyn)
Coney Island (Brooklyn)
Bushwick (Brooklyn)
West Tremont (Bronx)

Second Priority:

These are other areas in which Section 312 loans are applicable and desirable.

Areas:

Atlantic Terminal (Brooklyn)
Brownsville (Brooklyn)
Crown Heights (Brooklyn)
Williamsburgh (Brooklyn)
Fulton Park (Brooklyn)
St. Nicholas Park (Manhattan)
Corona-East Elmhurst (Queens)
Jersey Street (Staten Island)
South Jamaica (Queens)
Springfield Gardens (Queens)

Neighborhood Preservation

The City has designated five areas for Neighborhood Preservation, a program of concentrated rehabilitation pursuant to Mayor's Executive Order No. 80, May 23, 1973. Information concerning the general strategies of this program are contained in the Department of City Planning's published report Neighborhood Preservation in New York City, October, 1973.

The five neighborhoods are Bushwick, Crown Heights, West Tremont, Washington Heights, and Clinton. A Capital Budget reservation of \$45 million for Municipal loans has been set aside for these areas.

Section 8 allocation strategy:

The priority for the use of Section 8 funds in the Neighborhood Preservation Program area will go to buildings or portions of buildings where tenant income is insufficient to meet rent levels of market rate municipal loans. In addition, some funds will have to be reserved for units already rehabilitated under the municipal loan program so as to make units available to area residents whose incomes are below market rates for Municipal Loan rehabilitation.

In two Neighborhood Preservation areas, Crown Heights and Washington Heights, the Clearinghouse Banks and the Savings Banks have established the New York City Community Preservation Corporation. This non-profit corporation administers a rehabilitation mortgage pool for these two areas. Rehabilitation loans financed by this corporation in designated Neighborhood Preservation areas should be considered as a priority for Section 8 subsidy.

The City, in addition to its Neighborhood Preservation Program area housing offices, has been working with local non-profit housing corporations.

Where these groups are able to rehabilitate without public financing, or where they are managing for the City certain In Rem or receivership properties, they should, if the building qualifies, be eligible for Section 8 financing.

Private rehabilitation, with private financing, in Neighborhood Preservation areas, should also be encouraged.

Rehabilitation Outside Neighborhood Preservation Areas

The City has an active rehabilitation program outside of the designated Neighborhood Preservation areas. In such cases as the South Bronx, Harlem/East Harlem, the Lower East Side, Williamsburg, Central Brooklyn, East New York, and other areas, the City has a pipeline of more than 7,500 units in active processing.

These rehabilitation projects financed by a separate amount of Municipal loan money (\$40 million already allocated) are either sponsored by non-profit community group or limited profit sponsors.

Buildings in this municipal loan pipeline should receive priority for Section 8 subsidy for as many tenants as require rental assistance as in the Neighborhood Preservation Program, buildings are presently being processed in the expectation that Section 8 will be available. Since the greatest majority of City financed rehabilitation is tenant in occupancy rehabilitation, careful attention is paid to tenant income and ability to pay rent and Section 8 requirements are carefully calculated as part of the mortgage requirement.

Non-Profit Community Housing Corporations

Many groups in the City have formed non-profit housing corporations. As part of a demonstration program, the City will commence a pilot program to enter into management contracts for In Rem, Receivership, and rehabilitated units on a per unit fee basis. Also seed money for start up costs and architectural and technical costs is being explored.

NYC TABLE 1
HOUSING UNITS BY TENURE AND RACE,
NEW YORK CITY AND BOROUGHS, 1970

Tenure and Race	New York City	Bronx	Brooklyn	Manhattan	Queens	Richmond
Total Housing Units (includes vacant and occupied)	2,917,521	508,650	902,186	714,378	703,071	89,236
Owner Occupied	669,082	70,928	209,842	47,028	289,429	51,855
Per cent of Total	23%	14%	24%	7%	41%	58%
White	578,445	58,907	180,748	39,300	248,753	50,737
Black	83,937	11,194	27,248	6,671	37,881	943
Renter Occupied	2,167,790	426,294	666,277	640,255	400,627	34,337
Per cent of Total	74%	84%	74%	93%	57%	39%
White	1,678,777	318,579	488,757	479,625	360,734	31,082
Black	440,957	99,121	167,975	137,590	33,003	2,908

Source: U.S. Census 1970, Census Tracts.

NYC TABLE 3
HOUSING UNITS BY PLUMBING FACILITIES, TENURE AND RACE,
NEW YORK CITY AND BOROUGH, 1970

Tenure and Race	Plumbing Facilities, Tenure and Race	New York City	Bronx	Brooklyn	Manhattan	Queens	Richmond
Total Housing Units	2,917,521	508,640	902,186	714,378	703,071	89,236	
Total With Plumbing	97%	99%	98%	94%	99%	99%	
Per cent of Total	97%	99%	98%	94%	99%	99%	
Total Lacking Some or All Plumbing Facilities	83,793	6,838	21,650	44,669	9,336	1,300	
Per cent of Total	3%	1%	2%	6%	1%	1%	
Owner Occupied	7,342	705	2,650	757	2,827	403	
White	5,916	560	2,060	514	2,389	393	
Black	1,426	145	590	243	438	10	
Renter Occupied	71,014	5,750	17,229	41,233	6,048	754	
White	48,927	4,099	11,352	27,597	5,196	683	
Black	22,087	1,651	5,877	13,636	852	71	

Source: U.S. Census 1970, Census Tracts.

NYC TABLE 2
ESTIMATED NUMBER OF RENTER OCCUPIED
SUBSTANDARD UNITS, NEW YORK CITY, 1970

Condition and Tenure	1960	1970	Per cent Change (1960 to 1970)
Total Housing Units	2,758,600	2,922,700	+ 6%
Not Dilapidated	2,704,300	2,801,900	+ 4%
Dilapidated	54,300	120,800	+ 122%
Owner Occupied Units	611,100	726,300	+ 19%
Not Dilapidated	608,200	724,500	+ 19%
Dilapidated	3,000	1,800	- 40%
Renter Occupied Units	2,031,500	2,105,700	+ 4%
Not Dilapidated	1,983,900	1,999,400	+ 1%
Dilapidated	47,700	106,200	+ 123%

Note: (1) Figures do not always add to totals due to rounding.
(2) See Appendix—for an elaboration of inconsistencies between tables.
Source: U.S. Census 1970 "Components of Inventory Change".

NYC TABLE 4
HOUSING UNITS BY CONDITION AND TENURE 1960 AND 1970
NEW YORK CITY

Condition and Tenure	1960	1970	Per cent Change (1960 to 1970)
Total Housing Units	2,167,790	2,917,521	+ 6%
Not Dilapidated	71,014	508,650	+ 4%
Dilapidated	106,200	156,000	+ 122%
Owner Occupied Units	7,000	611,100	+ 19%
Not Dilapidated	6,082,000	724,500	+ 19%
Dilapidated	3,000	1,800	- 40%
Renter Occupied Units	64,014	170,214	+ 4%
Not Dilapidated	1,983,900	1,999,400	+ 1%
Dilapidated	47,700	106,200	+ 123%

Note: (1) Figures do not always add to totals due to rounding.
(2) See Appendix—for an elaboration of inconsistencies between tables.
Source: U.S. Census 1970 "Components of Inventory Change".

NYC TABLE 5 (Part 1)
 RENTER HOUSEHOLDS BY PERSONS PER ROOM, BY INCOME AND BY NUMBER OF OWN CHILDREN UNDER 18 YEARS OF AGE, AND BY RACE—
 NEW YORK CITY, 1970

Persons per Room	Total Households	0-\$2,999						\$3,000-\$4,999						Number of Children \$5,000-\$6,999					
		Number of Children			Number of Children			Number of Children			Number of Children			Number of Children			Number of Children		
		0	1 and 2	3	4 and +	0	1 and 2	3	4 and +	0	1 and 2	3	4 and +	0	1 and 2	3	4 and +		
Total	2,167,523	355,250	67,052	19,209	18,123	192,578	58,907	18,771	21,091	197,886	76,770	19,094	18,771	-	-	-	-		
Less than 1.00	1,920,837	349,713	59,906	12,286	4,193	188,380	50,477	10,590	4,220	192,991	64,743	8,022	2,248	-	-	-	-		
1.01 to 1.50	180,849	1,762	5,350	5,298	10,197	1,566	6,597	6,489	12,412	1,986	9,860	8,754	11,605	-	-	-	-		
1.51 or more	65,837	3,775	1,796	1,425	3,733	2,632	1,833	1,692	4,459	2,909	2,167	2,318	4,918	-	-	-	-		
White Total	1,953,015	277,429	39,861	10,498	8,891	147,121	36,149	11,146	11,253	151,590	49,193	11,720	10,089	-	-	-	-		
Less than 1.00	1,745,346	273,873	35,969	6,625	2,016	144,633	31,278	6,302	2,114	148,738	42,508	4,950	1,181	-	-	-	-		
1.01 to 1.50	116,148	1,047	3,031	3,190	5,183	804	4,077	3,933	6,803	1,171	6,262	5,521	6,253	-	-	-	-		
1.51 or more	36,539	2,509	861	683	1,692	1,684	794	911	2,336	1,683	1,223	-	2,655	-	-	-	-		
Black Total	439,153	71,728	25,974	8,359	8,966	42,022	21,182	7,029	9,418	42,685	24,861	6,844	8,333	-	-	-	-		
Less than 1.00	357,317	70,163	23,050	5,484	2,124	40,660	18,192	4,083	2,051	40,998	21,025	2,943	1,042	-	-	-	-		
1.01 to 1.50	58,989	616	2,095	2,222	4,903	615	2,149	2,362	5,360	672	3,082	3,028	5,154	-	-	-	-		
1.51 or more	22,847	949	829	653	1,939	747	841	584	2,007	1,015	754	873	2,137	-	-	-	-		
Puerto Rican Total	211,079	21,392	20,445	7,003	6,821	15,704	17,367	7,897	8,714	13,068	16,847	5,844	6,853	-	-	-	-		
Less than 1.00	156,335	20,732	18,549	4,617	1,613	15,075	14,895	4,463	1,608	12,598	13,956	2,178	638	-	-	-	-		
1.01 to 1.50	42,240	320	1,536	1,984	4,007	337	2,119	2,842	5,393	263	2,400	3,061	4,252	-	-	-	-		
.51 or more	12,504	340	360	402	1,201	292	353	592	1,713	207	491	605	1,963	-	-	-	-		

NYC TABLE 5 (Part 2)
 RENTER HOUSEHOLDS BY PERSONS PER ROOM, BY INCOME AND BY NUMBER OF OWN CHILDREN UNDER 18 YEARS OF AGE, AND BY RACE—
 NEW YORK CITY, 1970

Persons Per Room	\$7,000 to \$9,999 Number of Children				\$10,000 to \$14,999 Number of Children				Household Income \$15,000 to \$24,999 Number of Children				\$25,000 or more Number of Children			
	0 1 and 2		3 4 and +		0 1 and 2		3 4 and +		0 1 and 2		3 4 and +		0 1 and 2		3 4 and +	
	0	1	2	3	0	1	2	3	0	1	2	3	0	1	2	3
Total	245,803	109,690	24,802	19,529	237,908	117,436	22,316	14,697	160,149	60,441	8,457	4,609	57,246	17,780	2,394	764
White Total	202,438	81,1225	16,744	11,136	206,018	163,232	16,741	9,734	148,460	51,769	6,225	3,176	55,245	16,556	2,166	585
Less than 1.00 ..	239,492	93,503	10,653	2,305	231,123	100,147	10,042	2,183	154,390	51,285	3,969	881	55,269	15,910	1,653	263
1.01 to 1.50	2,894	13,396	11,147	12,281	3,744	14,833	10,050	9,102	3,642	7,755	3,718	2,599	1,116	1,1552	606	338
1.51 or more	3,417	2,791	3,002	4,943	3,041	2,456	2,224	3,412	2,117	1,401	770	1,129	861	318	135	163
Black Total	39,563	26,077	7,510	7,873	26,859	21,130	4,999	4,683	10,028	7,320	1,540	1,349	1,517	975	169	160
Less than 1.00 ..	198,416	70,169	7,423	1,421	203,127	150,968	7,955	1,709	143,877	44,869	3,368	701	33,504	15,016	1,557	243
1.01 to 1.50	1,684	9,443	7,491	7,101	2,485	10,700	7,395	6,021	2,868	6,019	2,857	1,804	992	1,279	506	228
1.51 or more	2,338	1,613	1,830	2,614	406	1,564	1,391	2,004	1,715	886	0	671	749	261	103	114
Puerto Rican																
Total	11,845	14,367	4,520	4,442	8,306	8,906	2,252	2,094	2,687	2,064	506	401	363	240	43	88
Less than 1.00 ..	11,225	11,986	1,660	430	7,597	7,167	821	224	2,270	1,457	155	14	270	114	15	8
1.01 to 1.50	370	1,966	2,425	2,884	434	1,494	1,219	1,279	318	521	323	256	67	79	28	63
1.51 or more	250	415	435	1,128	275	245	212	591	99	86	28	131	26	47	0	17

Note: Totals do not add vertically because categories are not mutually exclusive.

Source: U. S. Census—1970, 6th count. Housing unpublished.

NYC TABLE 6
LOW INCOME RENTER HOUSEHOLDS NEEDING ASSISTANCE BY AGE AND RACE, NEW YORK CITY, 1970¹

Households	Inadequate Living Conditions								
	Total	Total	White	Negro	Spanish	Total	White	Negro	Elderly
Total	713,308	432,250	270,487	150,972	92,734	281,058	237,796	39,299	12,163
<i>One-Person Households—</i> (Median Income \$4,296)	255,076	89,656	60,190	27,713	7,502	165,420	141,875	21,919	4,866
Number under 80 per cent of Median									
<i>Two-person Households—</i> (Median Income \$8,893)	178,631	86,685	55,853	28,781	14,212	91,946	79,735	10,938	3,420
Number under 80 per cent of Median									
<i>Three or Four person Households—</i> (Median Income \$11,600)	165,817	149,230	95,216	50,185	37,606	16,587	11,947	4,073	2,145
Number under 80 per cent of Median									
<i>Five Person Households—</i> (Median Income \$12,405)	42,698	40,076	23,874	14,826	11,996	2,622	1,696	773	525
Number under 80 per cent of Median									
<i>Six or More Person Households—</i> (Median Income \$11,995)	71,086	66,603	35,354	29,467	21,418	4,483	2,543	1,596	1,207
Number under 80 per cent of Median									

¹ This table is provided to demonstrate on alternate measure of a potential market for assisted housing based on the HUD formula, 1973.

Notes: Inadequate living conditions are those in which (1) housing lacks plumbing, (2) overcrowded, (3) renters pay more than 25 per cent of their income for rent.

Elderly households are those with one or more members age 62 or older.

Totals do not add horizontally, because categories are not mutually exclusive.

The City notes that this table only covers households considered eligible for assistance according to Federal guidelines, and therefore does not include the full number of households in the City that need assistance.

NYC TABLE 7
NUMBER OF SECTION 8 ELIGIBLE HOUSEHOLDS*
BY CONGRESSIONAL LEGISLATION**

SMSA	Total Households	One Person	Two Persons	Three Persons	Four Persons	Five Persons	Six or More Persons	
Median Income	\$9,223	\$4,296	\$8,893	\$11,080	\$12,175	\$12,405	\$11,995	
80 per cent of median	7,378	3,437	7,114	8,864	9,740	9,924	9,596	
50 per cent of median	4,612	2,148	4,447	5,540	6,088	6,203	5,998	
Total Households N.Y.C.	2,836,872	714,475	852,399	480,447	389,064	209,065	191,422	
A. at less than 80 per cent of median income	1,241,800	309,500	362,100	204,700	172,800	98,200	94,400	
Per cent of Total	44	43	42	43	44	47	49	
B. at less than 50 per cent of median income	723,300	218,500	212,400	106,900	85,600	50,300	49,600	
Per cent of Total	25	31	25	22	22	24	26	
B. as a percentage of A*	58	71	59	52	50	51	53	

* Eligible occupants are those families and individuals considered eligible for public housing whose income does not exceed 80 per cent of the median income in the area. At least 30 per cent of the participating families "must be very low income" (having incomes of less than 50 per cent of median income in the area).

** Housing and Community Development Act of 1974, Section 8 Assisted Housing.

Source: U. S. Census, 1970. New York S.M.S.A., New York City.

NYC TABLE 8
DISTRIBUTION OF NEW YORK CITY FAMILIES WITH INCOME BELOW
THE POVERTY LEVEL BY BOROUGH: 1959

	New York City	Bronx	Brook-lyn	Man-hattan	Queens	Staten Island	Total Families	Total Families	Families with income below 125 per cent of poverty level	Families with income below 75 per cent of poverty level	Families with income below 50 per cent of poverty level	Per cent of poverty level
Poverty Level Families												
Total	236,507	60,462	93,135	47,207	30,161	3,542						
Per cent of All Families	(11.5)	(15.5)	(13.9)	(13.1)	(5.5)	(4.8)						
With Children Under Age 18	168,864	46,958	69,823	33,109	16,548	2,246						
Per cent of Poverty Level Families	(71)	(78)	(75)	(70)	(55)	(63)						
With Female Head	111,469	31,632	45,550	22,716	10,320	1,251						
Per cent of All Families with Female Head and Children Under Age 18	(31)	(39)	(36)	(30)	(16)	(18)						
Per cent of Poverty Level Families with Female Head	98,685	29,146	40,920	19,572	7,976	1,071						
Mean Income	\$1,870	\$1,953	\$1,883	\$1,898	\$1,647	\$1,603						
Per cent of Poverty Level Families on Public Assistance	(37.0)	(45.3)	(38.5)	(38.6)	(15.7)	(16.2)						
Poverty Level Individuals	1,164,673	282,612	453,887	262,033	148,688	17,453						
Per cent of Total Population	(14.9)	(19.5)	(17.6)	(17.3)	(7.5)	(6.1)						
Age 65 and Over as Per cent of All Poverty Level Individuals	(17.7)	(13.8)	(15.5)	(18.3)	(29.7)	(24.7)						
Unrelated Individuals	266,053	44,489	79,369	89,758	47,520	4,917						
Per cent of All Unrelated Individuals	(27.4)	(33.6)	(34.0)	(21.7)	(27.3)	(30.6)						
Source: 1974 Fact Book on the New York Metropolitan Region N.Y. Council on Economic Education Compiled from U. S. Department of Commerce, Bureau of the Census, <i>Census of Population, 1960</i> and 1970 PC (1)-B34, <i>General Population Characteristics: New York</i> (Washington, D. C. U. S. Government Printing Office, 1961 and 1971).												

NYC TABLE 9
RATIO OF FAMILY INCOME TO POVERTY LEVEL FOR TOTAL,
BLACK, AND PUERTO RICAN FAMILIES BY CITY AND BORO, 1970

	New York City—	Bronx—	Bronx—	Brooklyn—	Brooklyn—	Manhattan—	Manhattan—	Queens—	Queens—	Queens—	Queens—	Queens—
Total	2,058,943	394,904	390,667	685,528	359,540	549,542	44,285	44,285	44,285	44,285	44,285	44,285
Black	109,923	83,645	80,706	155,225	87,974	60,967	9,522	9,522	9,522	9,522	9,522	9,522
Puerto Rican	200,676	80,706	80,706	65,278	45,886	8,011	1,272	1,272	1,272	1,272	1,272	1,272
Total	332,662	394,904	390,667	132,336	66,581	51,161	19	19	19	19	19	19
Black	28	42	30	48,487	31	793	31	31	31	31	31	31
Puerto Rican	42	46	46	30,233	46	135	46	46	46	46	46	46
Total	236,507	30,952	22	19,573	28	18,187	21	21	21	21	21	21
Black	20	30	30	12,923	40	12,923	28	28	28	28	28	28
Puerto Rican	30	35	35	864	40	864	11	11	11	11	11	11
Total	152,108	52,463	15	12,452	22	11,575	8	8	8	8	8	8
Black	20	30	30	7,558	28	7,558	7	7	7	7	7	7
Puerto Rican	30	35	35	311	56	311	56	56	56	56	56	56

Source: U. S. 1970 Census of Population.

NYC TABLE 10

	HOUSEHOLDS EARNING LESS THAN \$10,000 AND PAYING 25 PER CENT OR MORE OF INCOME FOR GROSS RENT, NEW YORK CITY, 1970			Income of Households		
	Less than \$2,000	\$2,000 to \$3,999	\$4,000 to \$5,999	\$5,000 to \$5,999	\$6,000 to \$6,999	\$7,000 to \$7,999
Total	743,952	238,025	143,586	118,976	81,802	59,268
25 per cent to 34 per cent	246,208	5,373	25,094	52,722	49,393	38,335
35 per cent and Over	497,744	232,652	118,492	66,254	32,409	20,933
Total	743,952	238,025	143,586	118,976	81,802	59,268
25 per cent to 34 per cent	246,208	5,373	25,094	52,722	49,393	38,335
35 per cent and Over	497,744	232,652	118,492	66,254	32,409	20,933
Total	743,952	238,025	143,586	118,976	81,802	59,268
25 per cent to 34 per cent	246,208	5,373	25,094	52,722	49,393	38,335
35 per cent and Over	497,744	232,652	118,492	66,254	32,409	20,933

Source: U. S. Census 1970, Metropolitan Housing Characteristics.

NYC TABLE 11
ONE AND TWO PERSON RENTER HOUSEHOLDS WITH HEAD OVER
65 YEARS WITH INCOME UNDER \$5,000, NEW YORK CITY, 1970

One and Two Person Households with Head over 65 Years	Households with Income under \$5,000		
	Total	White	Black
Total	272,763	237,345	32,564
One Person Household	183,298	159,507	22,168
Male Head	47,216	39,101	7,181
Female Head	136,082	120,406	14,987
Two Person Household	89,465	77,838	10,396
Husband/Wife	66,649	59,665	6,150
Male Head	6,224	4,846	1,089
Female Head	16,592	13,327	3,157
			752

Note: Totals do not add horizontally because categories are not mutually exclusive.
Source: U.S. Census 1970, unpublished, 6th count.

NYC TABLE 12
RENTER HOUSEHOLDS OF FIVE OR MORE PERSONS WITH INCOMES
UNDER \$10,000 A YEAR, NEW YORK CITY, 1970

Households	Race or Ethnic Group		
	Total	White	Black
Total	164,506	95,350	64,555
Husband-Wife	111,502	72,242	35,478
Other Male Head	5,018	2,596	2,206
Female Head	47,986	20,512	26,871
			15,347

Note: Totals do not add horizontally because categories are not mutually exclusive.
Source: U.S. Census 1970, unpublished, 6th count.

APPENDIX A : MAPS

APPENDIX A: MAPS

A number of maps are required by Federal regulations to be included in the Draft Application. These maps, as well as additional explanatory maps referred to in the text, are as follows:

Map No.	Title	Map No.	Title
1.	Total Population - Bronx	21.	Mean Violations Per Dwelling Unit - Bronx
2.	Total Population - Brooklyn	22.	Mean Violations Per Dwelling Unit - Brooklyn
3.	Total Population - Manhattan	23.	Mean Violations Per Dwelling Unit - Manhattan
4.	Total Population - Queens	24.	Mean Violations Per Dwelling Unit - Queens
5.	Total Population - Richmond	25.	New York City Community Development Program
6.	Black Population - Bronx	26.	Dwelling Units in Rehabilitation Loan Pipeline
7.	Black Population - Brooklyn	27.	New Housing Sites Acquired/ Section 8 Assistance - Bronx
8.	Black Population - Manhattan	28.	New Housing Sites Acquired/ Section 8 Assistance - Brooklyn
9.	Black Population - Queens	29.	New Housing Sites Acquired/ Section 8 Assistance - Manhattan
10.	Black Population - Richmond	30.	New Housing Sites Acquired/ Section 8 Assistance - Queens
11.	Puerto Rican Population - Bronx		
12.	Puerto Rican Population - Brooklyn		
13.	Puerto Rican Population - Manhattan		
14.	Puerto Rican Population - Queens		
15.	Puerto Rican Population - Richmond		
16.	Concentrations of Poverty - Bronx		
17.	Concentrations of Poverty-Brooklyn		
18.	Concentrations of Poverty-Manhattan		
19.	Concentrations of Poverty-Queens		
20.	Concentrations of Poverty-Richmond		

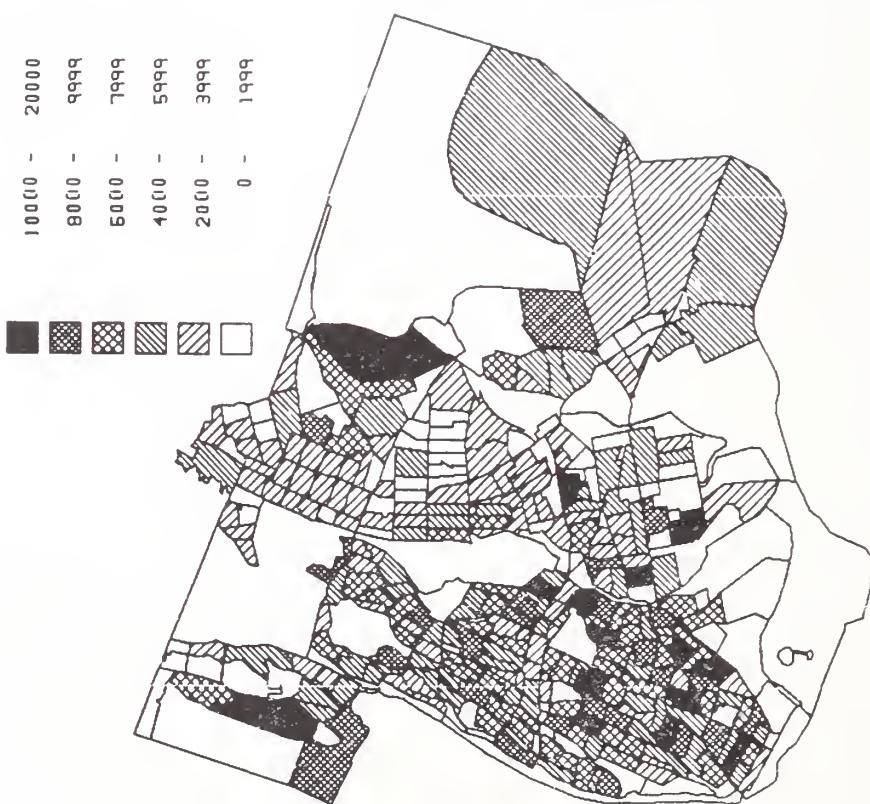
BROOKLYN
TOTAL POPULATION
FROM 1970 U S CENSUS



Map #1

Map #2

BRONX
TOTAL POPULATION
FROM 1970 U S CENSUS



MANHATTAN
TOTAL POPULATION
FROM 1970 U S CENSUS

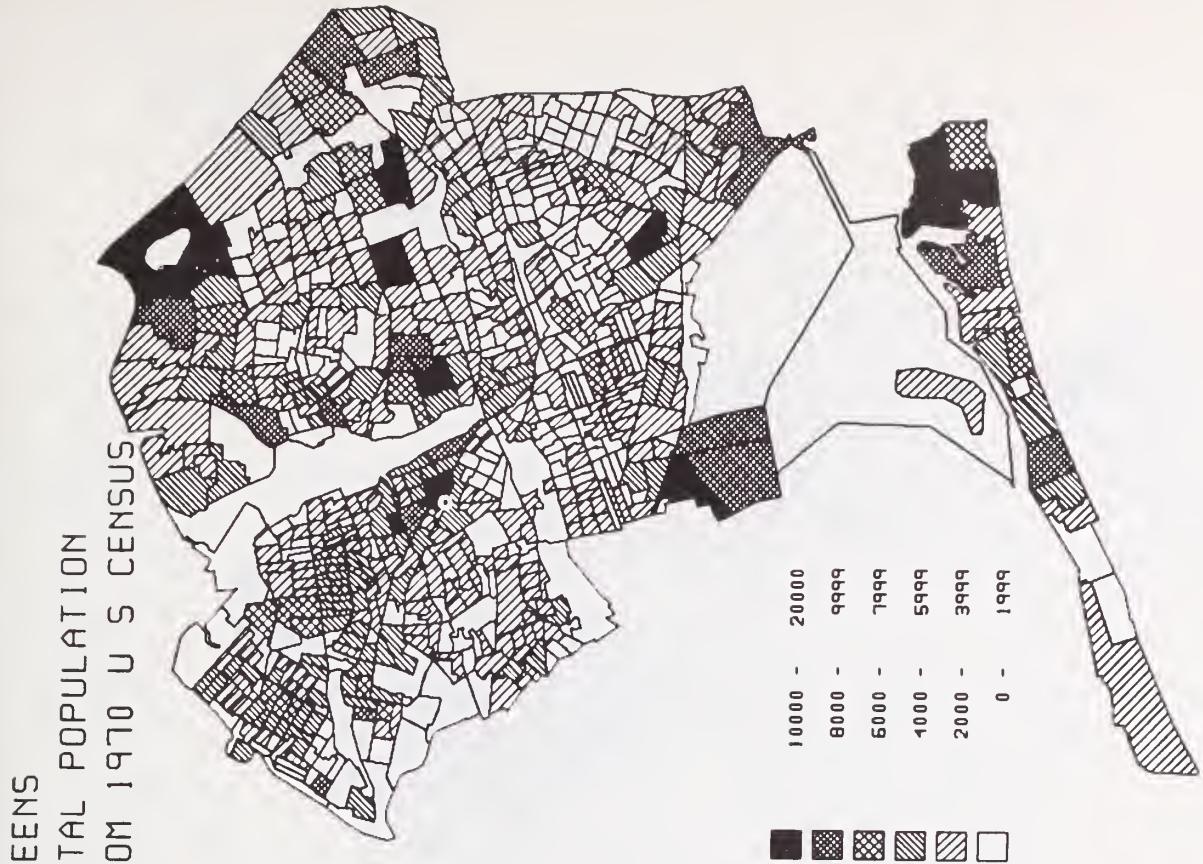
10000 - 20000
8000 - 9999
6000 - 7999
4000 - 5999
2000 - 3999
0 - 1999



Map #3

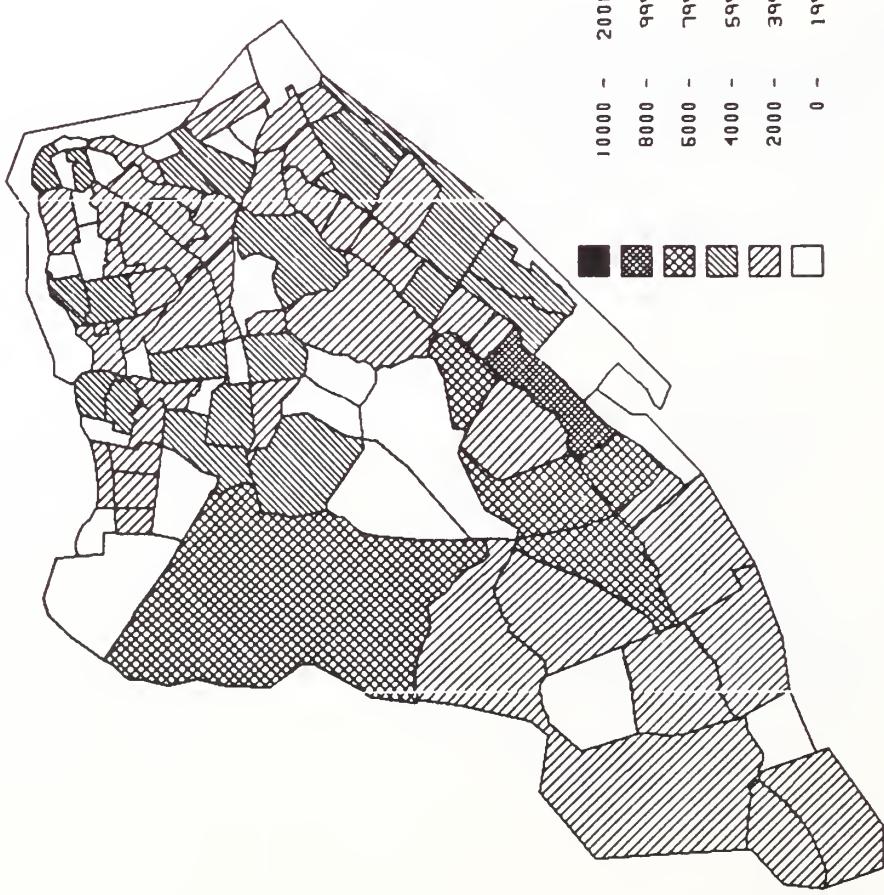
QUEENS
TOTAL POPULATION
FROM 1970 U S CENSUS

10000 - 20000
8000 - 9999
6000 - 7999
4000 - 5999
2000 - 3999
0 - 1999



Map #4

RICHMOND
TOTAL POPULATION
FROM 1970 U S CENSUS



Map #5

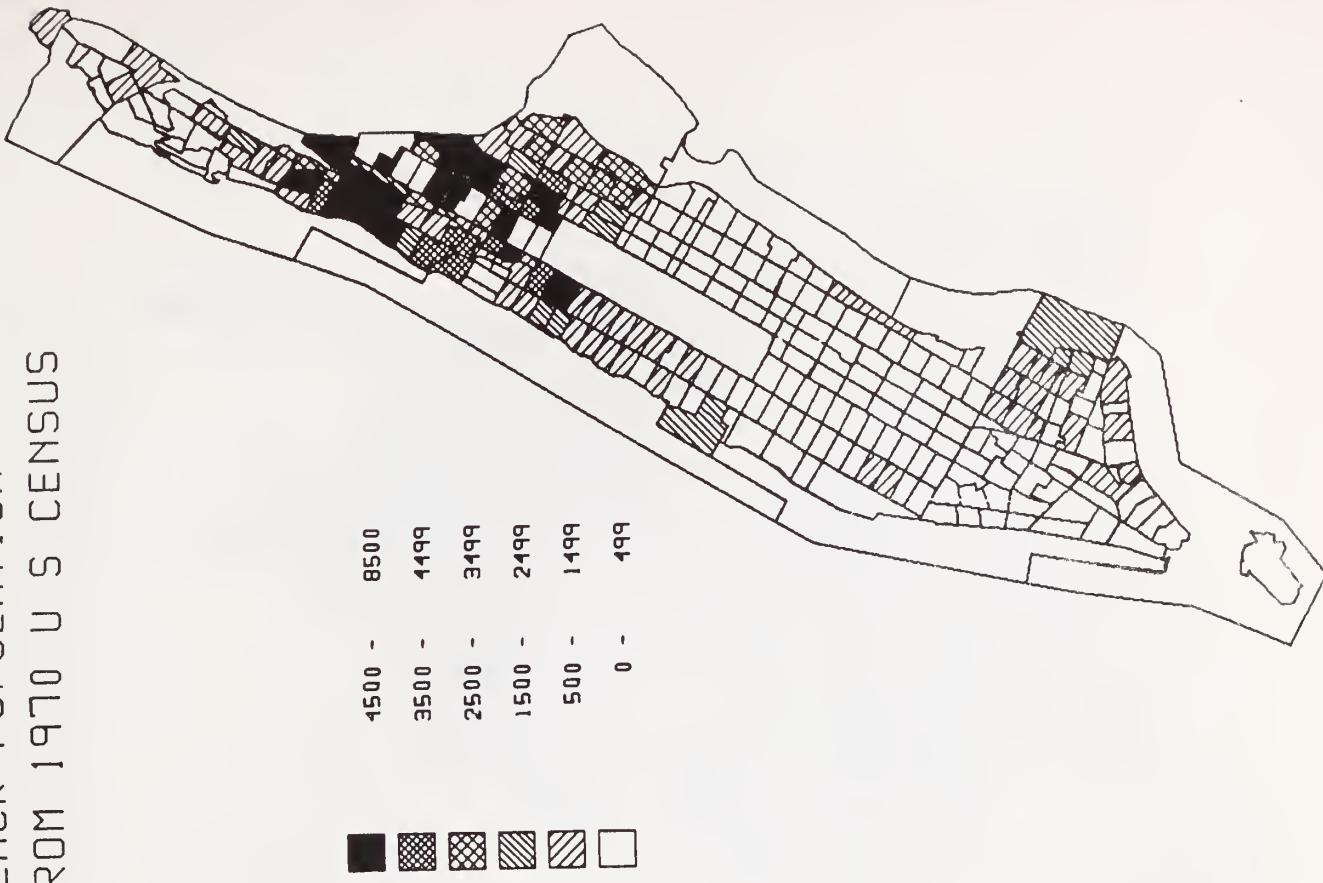
BRONX

BLACK POPULATION
FROM 1970 U S CENSUS



Map #6

MANHATTAN
BLACK POPULATION
FROM 1970 U S CENSUS



BROOKLYN
BLACK POPULATION
FROM 1970 U S CENSUS

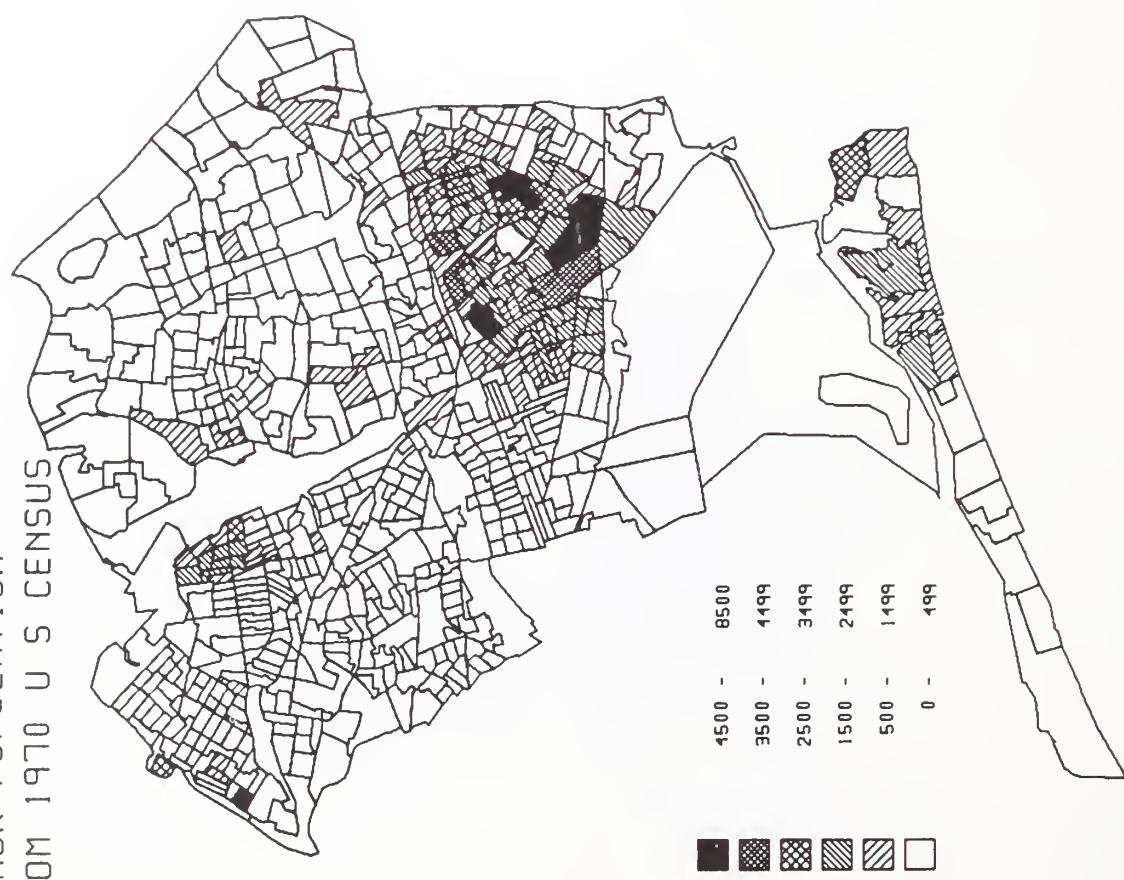


RICHMOND
BLACK POPULATION
FROM 1970 U S CENSUS



Map #10

QUEENS
BLACK POPULATION
FROM 1970 U S CENSUS



Map #9

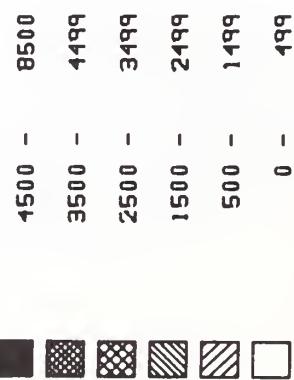
BRONX
PUERTO RICAN POPULATION
FROM 1970 U S CENSUS



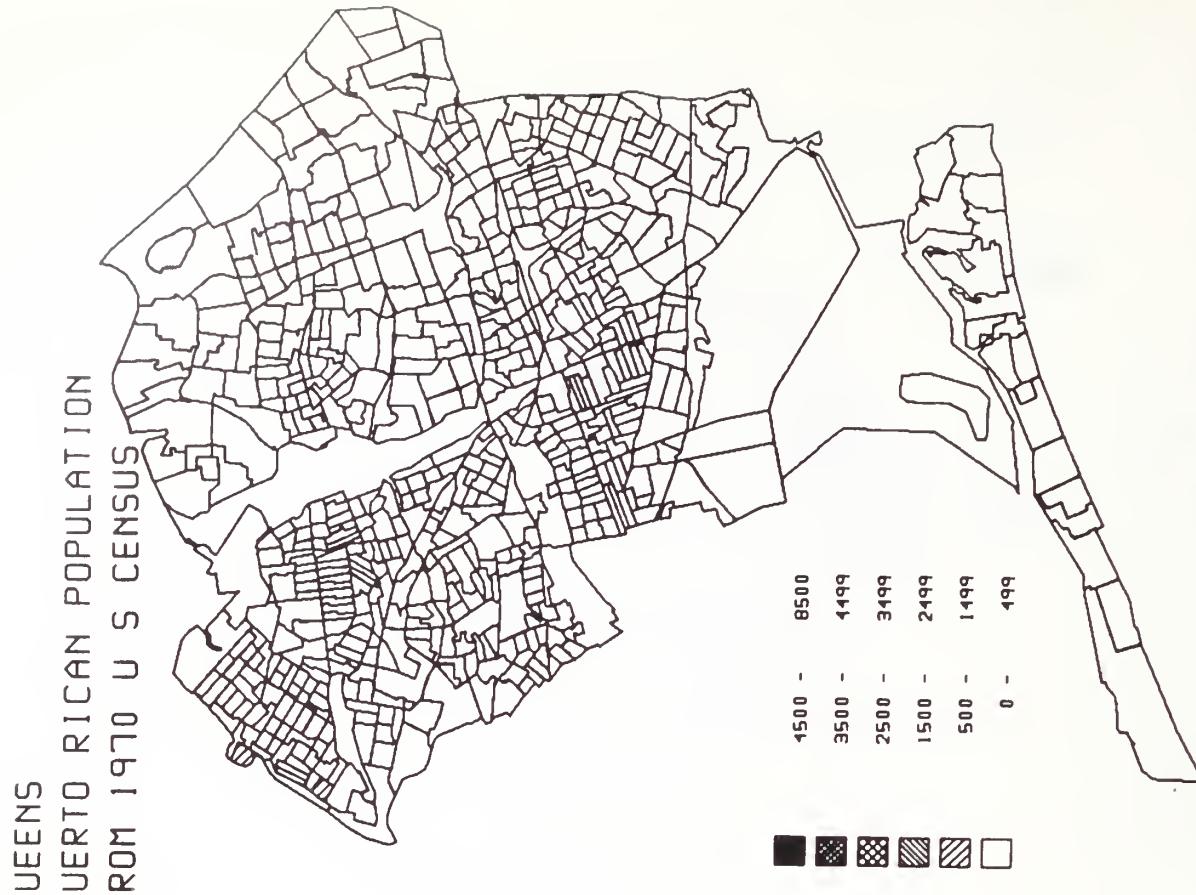
BROOKLYN
PUERTO RICAN POPULATION
FROM 1970 U S CENSUS



MANHATTAN
PUERTO RICAN POPULATION
FROM 1970 U S CENSUS



QUEENS
PUERTO RICAN POPULATION
FROM 1970 U S CENSUS

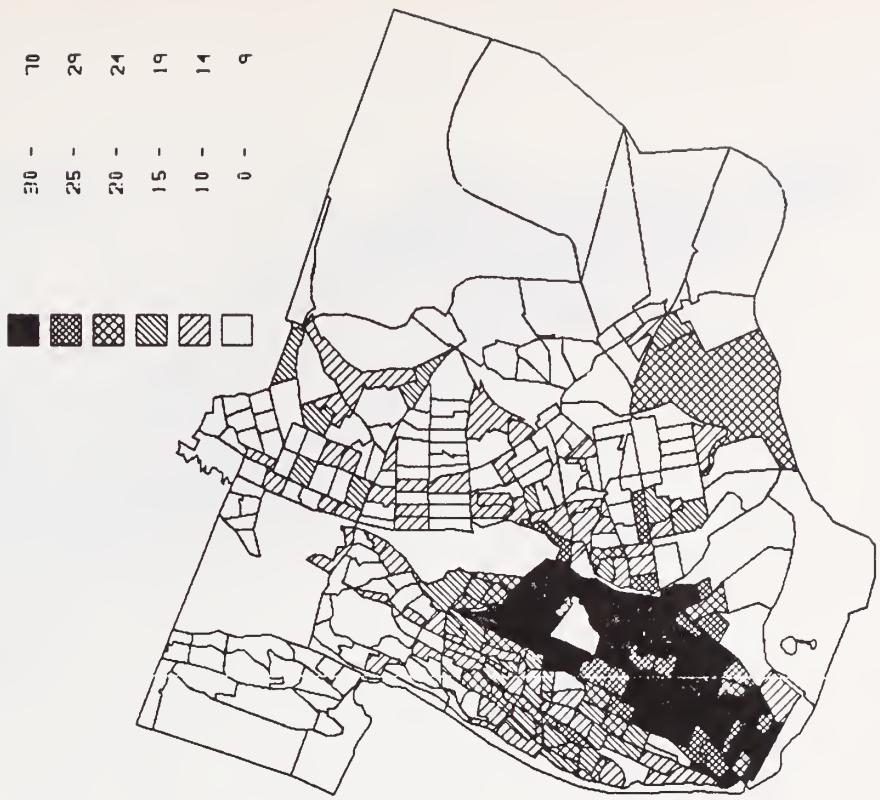


RICHMOND
PUERTO RICAN POPULATION
FROM 1970 U S CENSUS



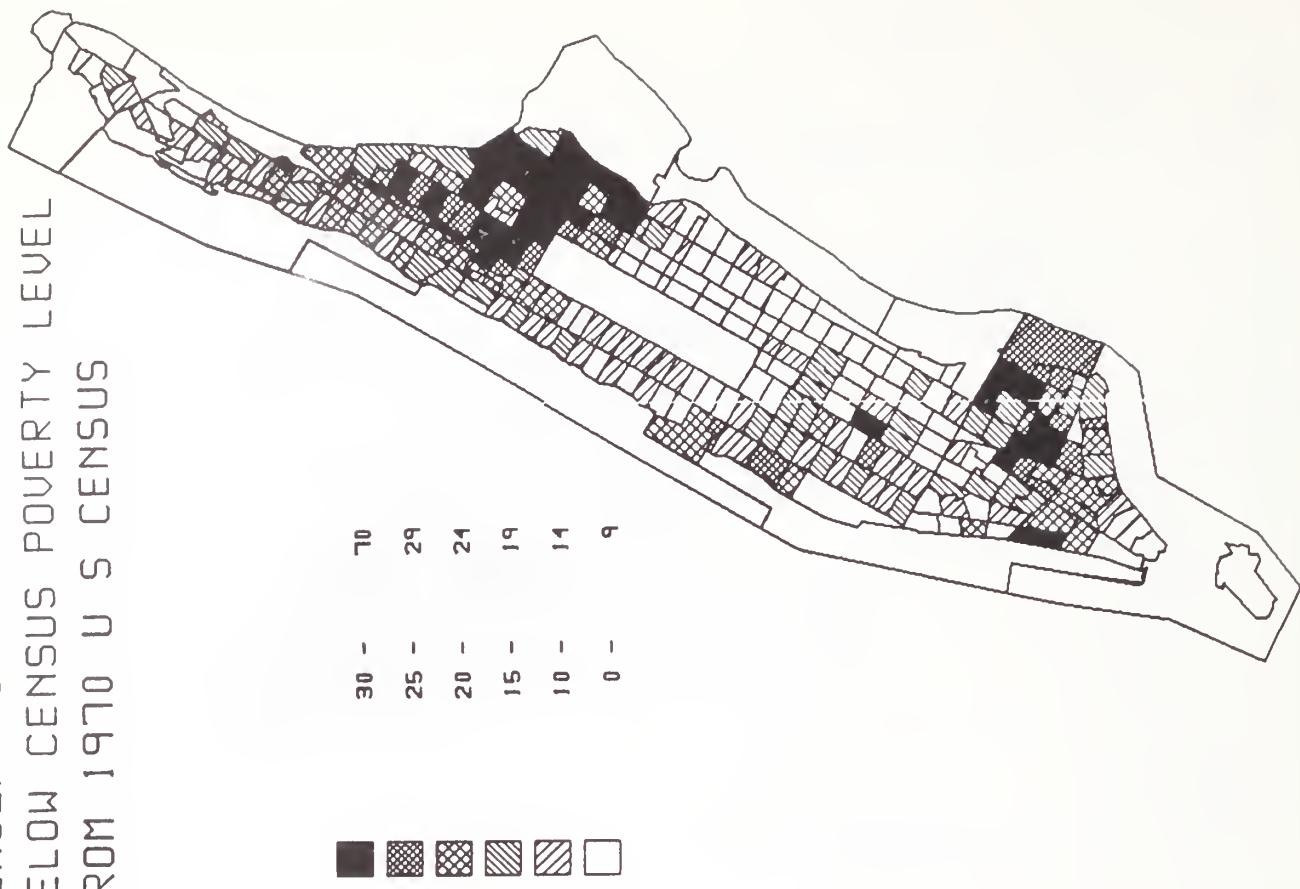
Map #15

BRONX
PERCENT OF POPULATION
BELOW CENSUS POVERTY LEVEL
FROM 1970 U S CENSUS

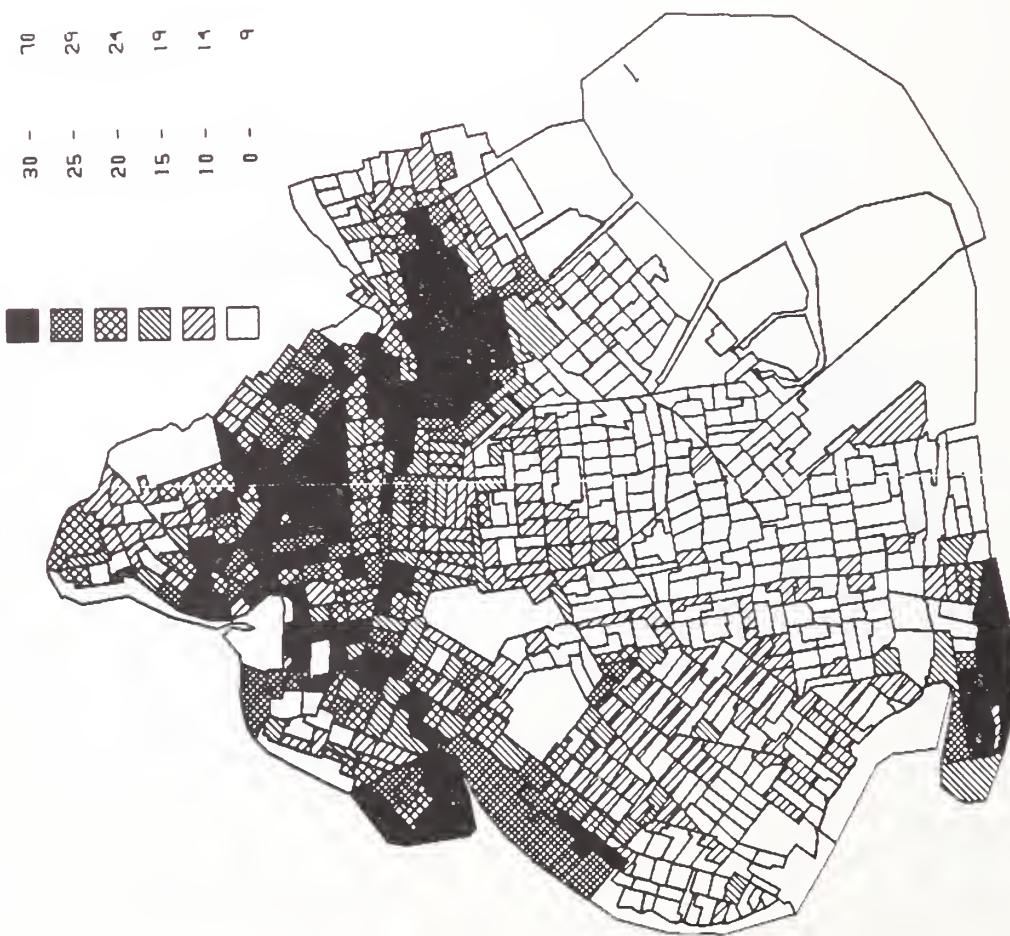


Map #16

MANHATTAN
PERCENT OF POPULATION
BELOW CENSUS POVERTY LEVEL
FROM 1970 U S CENSUS



BROOKLYN
PERCENT OF POPULATION
BELOW CENSUS POVERTY LEVEL
FROM 1970 U S CENSUS



Map #17

Map #18

RICHMOND
PERCENT OF POPULATION
BELOW CENSUS POVERTY LEVEL
FROM 1970 U S CENSUS



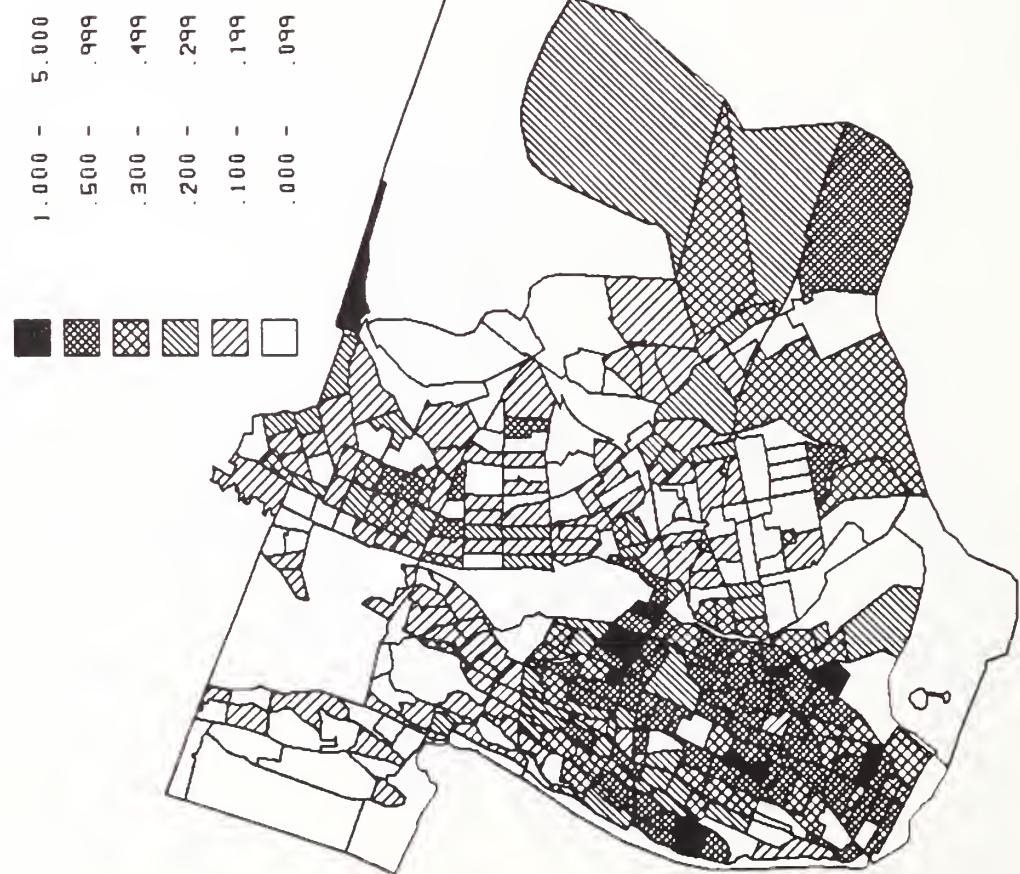
Map #20

QUEENS
PERCENT OF POPULATION
BELOW CENSUS POVERTY LEVEL
FROM 1970 U S CENSUS



Map #19

MEAN VIOLATIONS
PER DWELLING UNIT
PER CENSUS TRACT
FOR BRONX



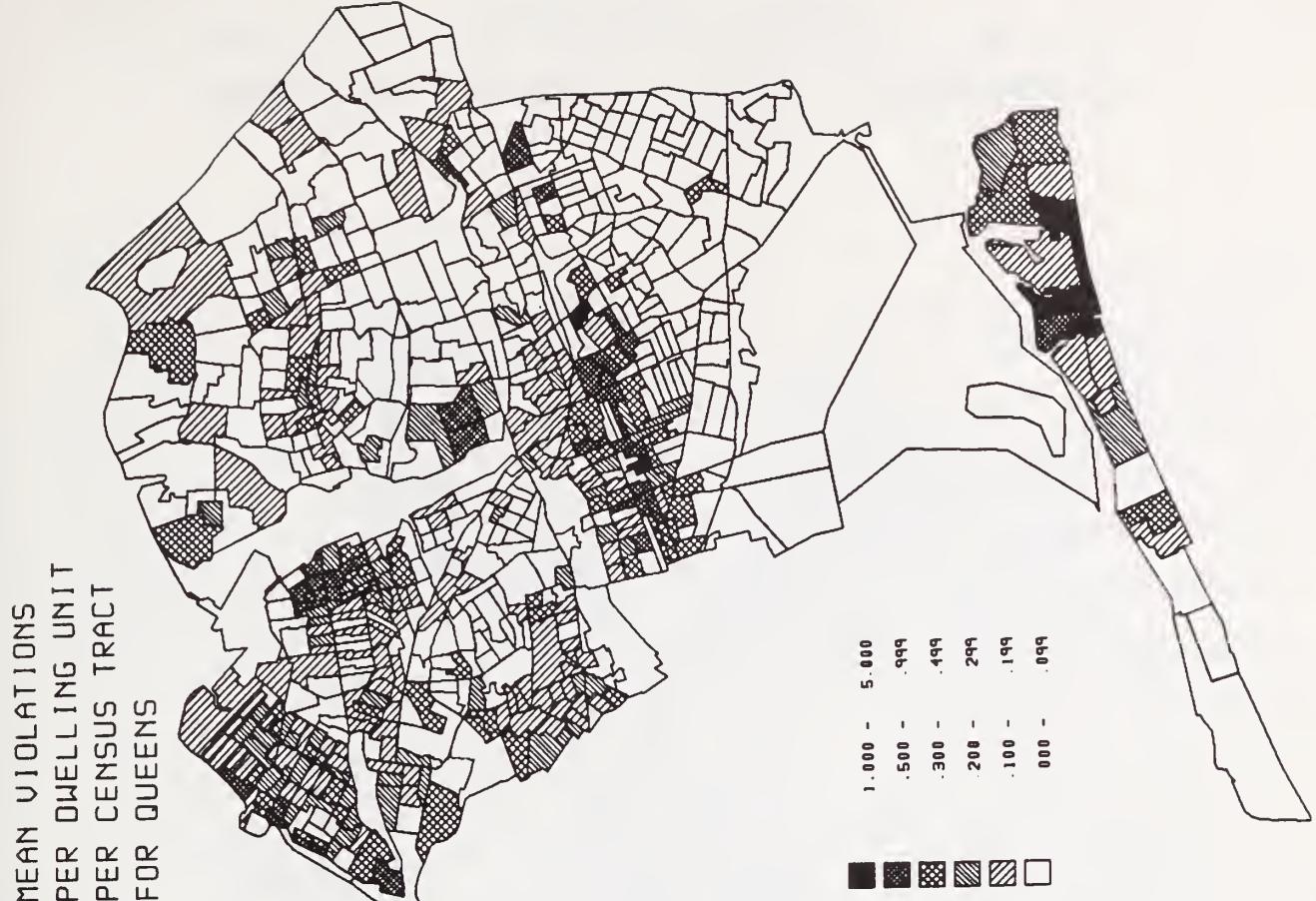
MEAN VIOLATIONS
PER DWELLING UNIT
PER CENSUS TRACT
FOR BROOKLYN



Map #22

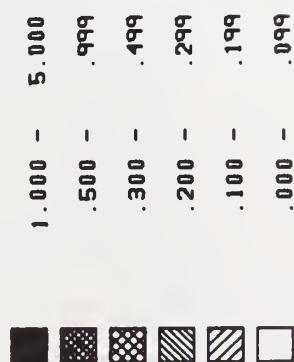
Map #21

MEAN VIOLATIONS
PER DWELLING UNIT
PER CENSUS TRACT
FOR QUEENS



Map #24

MEAN VIOLATIONS
PER DWELLING UNIT
PER CENSUS TRACT
FOR MANHATTAN



Map #23

NEW YORK CITY COMMUNITY DEVELOPMENT PROGRAM

Model Cities

▲ Modernization of City Financed
Public Housing

— Neighborhood Improvements

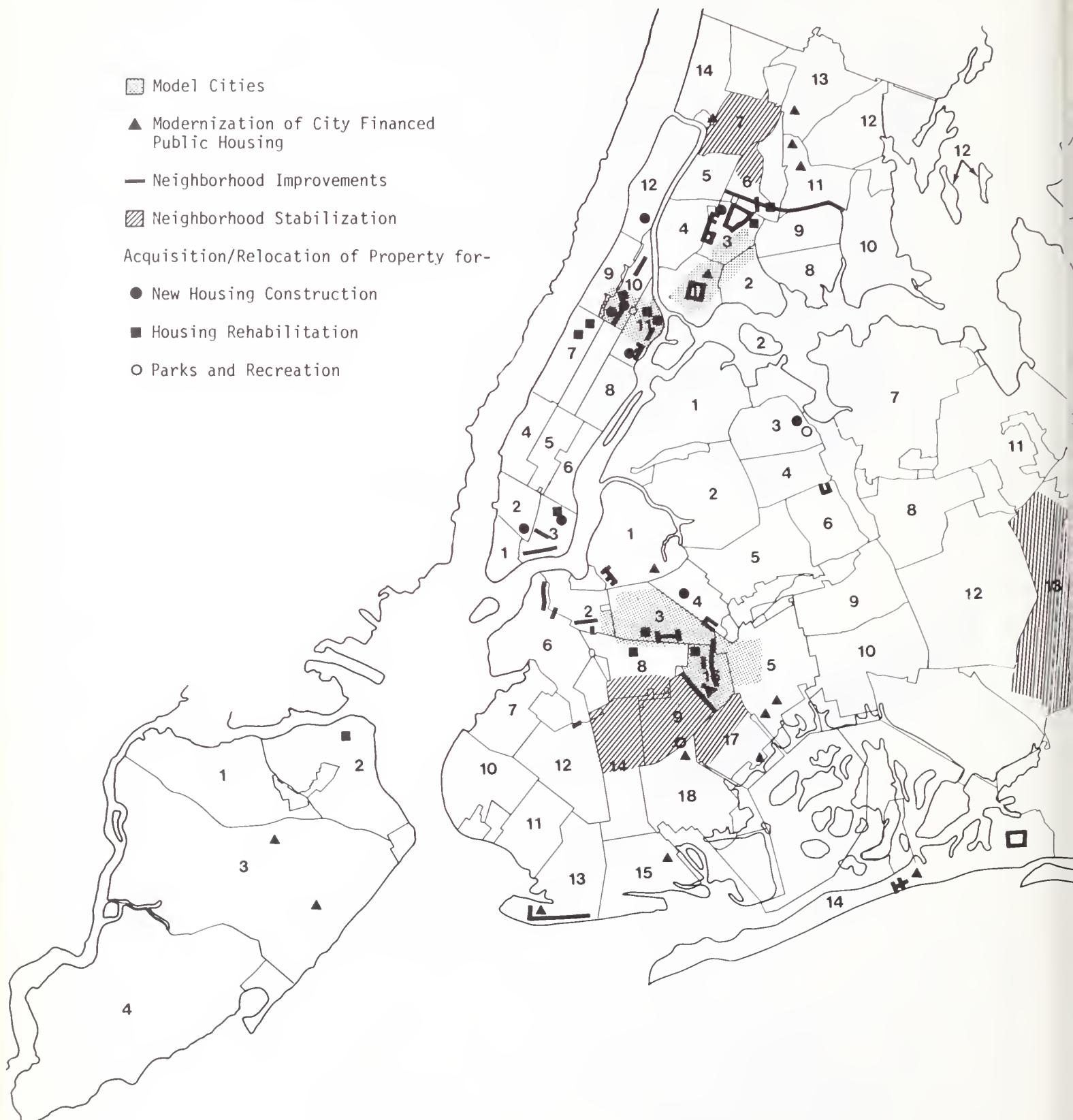
▨ Neighborhood Stabilization

Acquisition/Relocation of Property for-

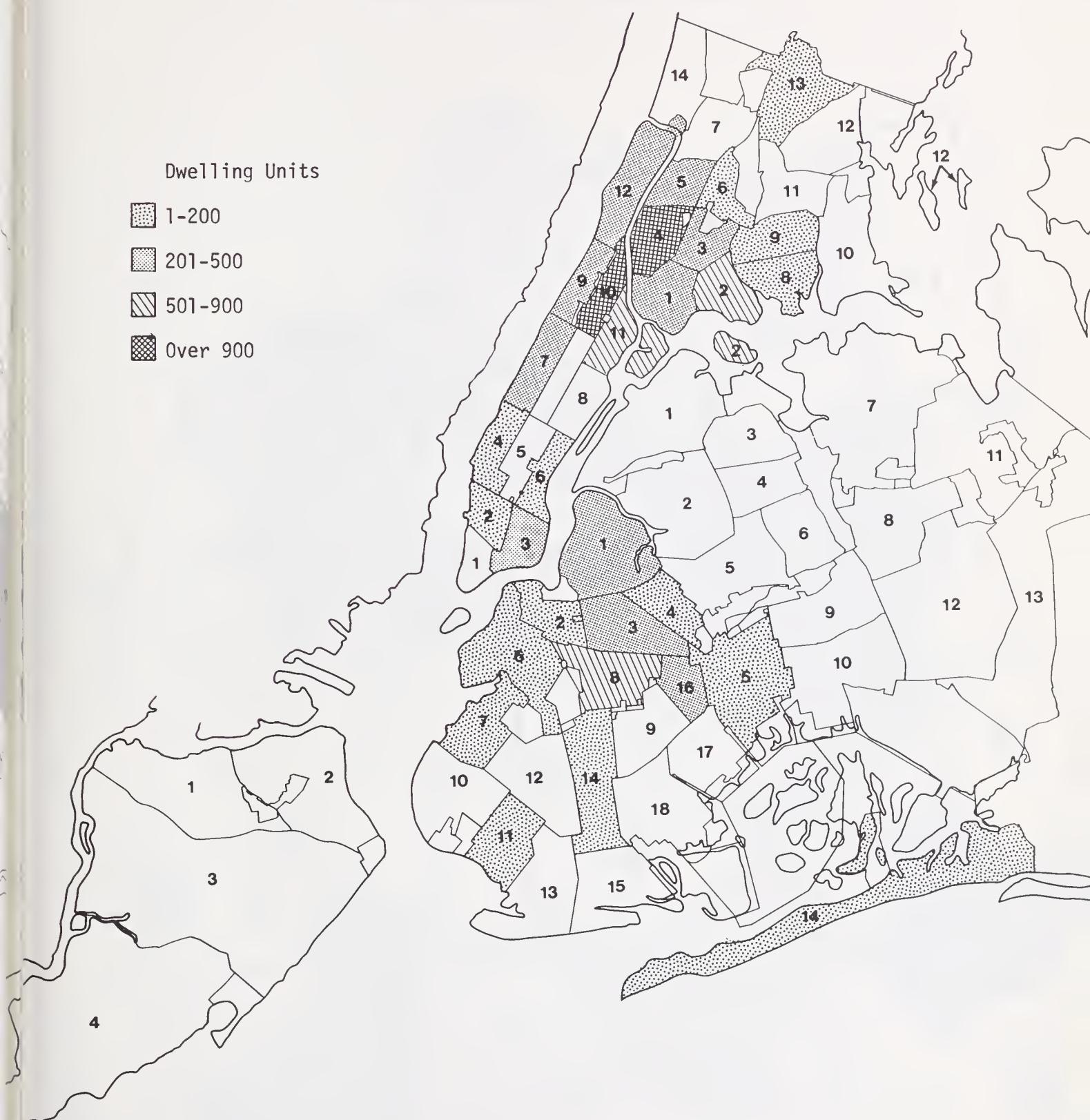
● New Housing Construction

■ Housing Rehabilitation

○ Parks and Recreation



DWELLING UNITS IN REHABILITATION LOAN PIPELINE

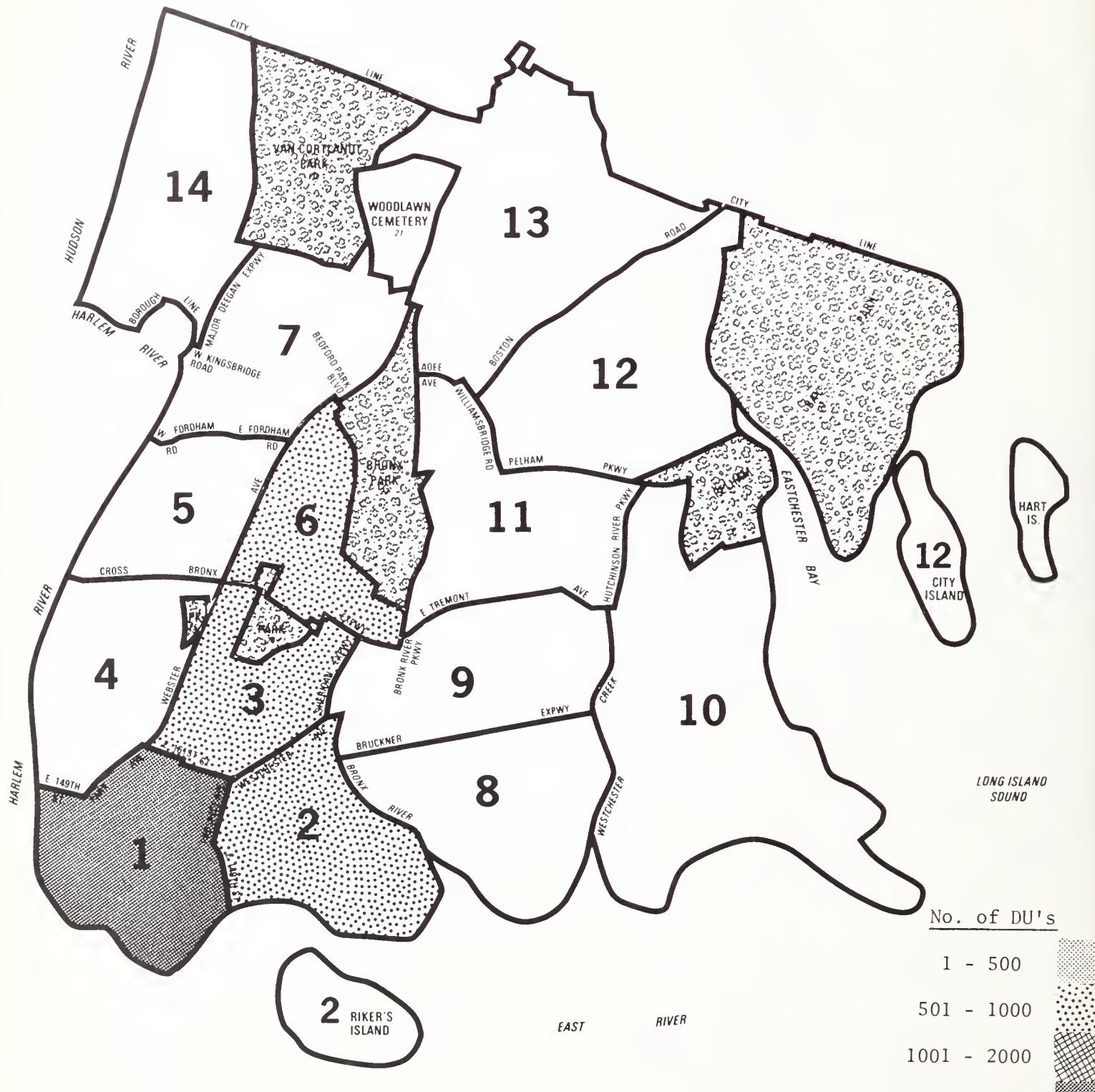


Map #26

Prepared by the Department of City Planning
Based on data from the Housing and Development Administration

NUMBER OF DWELLING UNITS
NEW YORK CITY HOUSING PIPELINE
SITES ACQUIRED/SEC. 8 ASSISTANCE

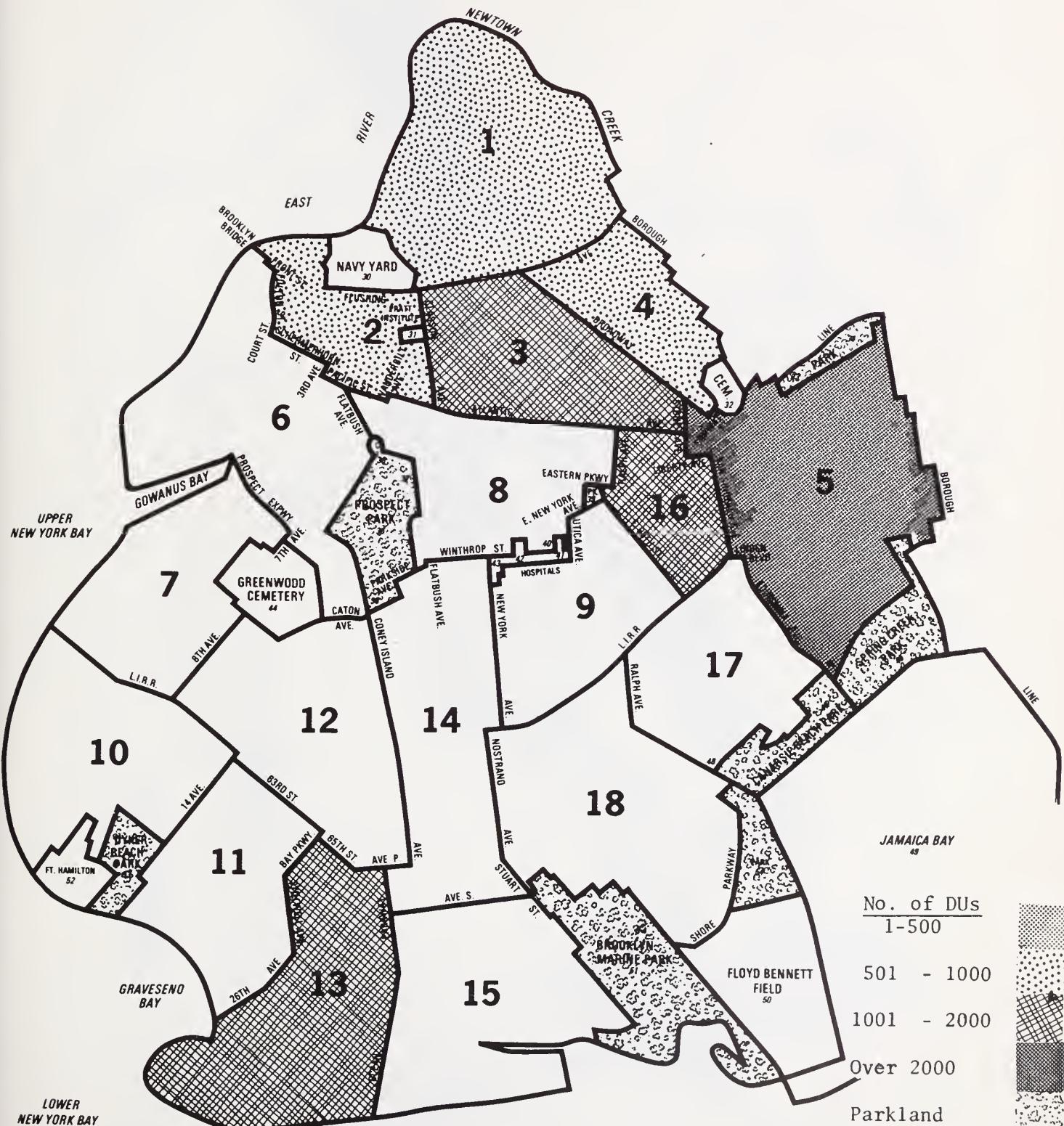
BRONX COMMUNITY PLANNING DISTRICTS



Map #27

NUMBER OF DWELLING UNITS
NEW YORK CITY HOUSING PIPELINE
SITES ACQUIRED/SEC. 8 ASSISTANCE

BROOKLYN COMMUNITY PLANNING DISTRICTS

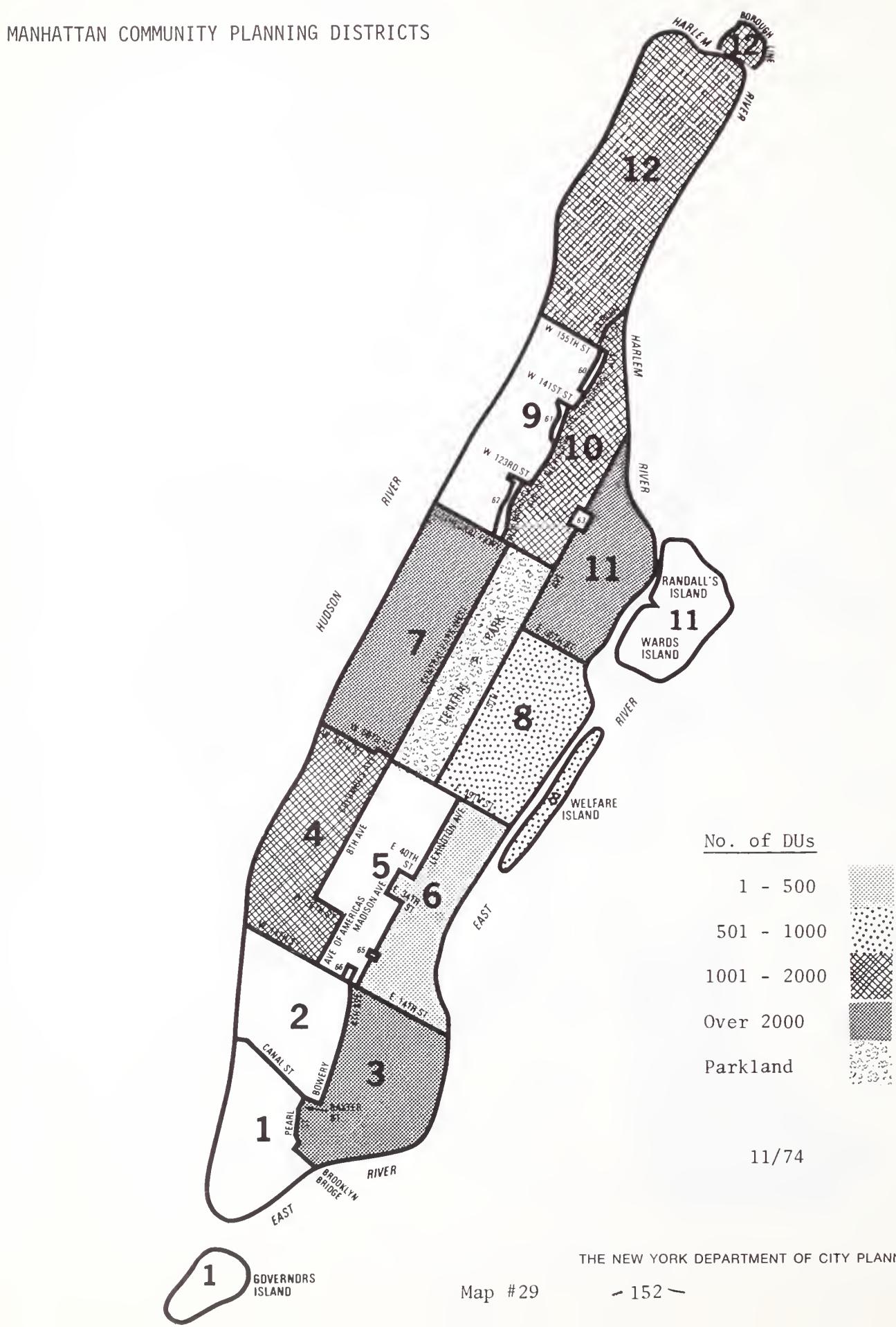


Map #28

11/74

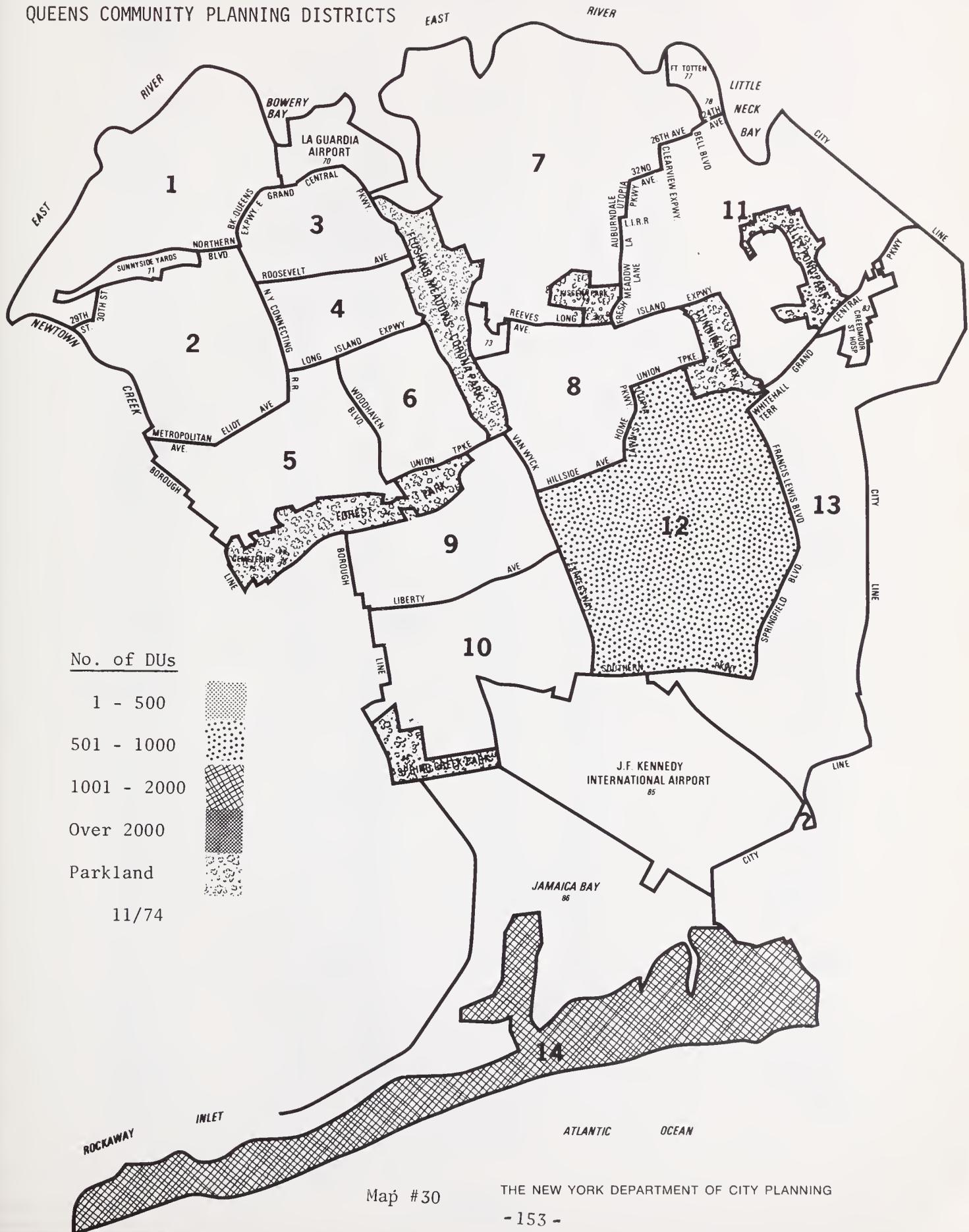
NUMBER OF DWELLING UNITS
NEW YORK CITY HOUSING PIPELINE
SITES ACQUIRED/SEC. 8 ASSISTANCE

MANHATTAN COMMUNITY PLANNING DISTRICTS



NUMBER OF DWELLING UNITS
NEW YORK CITY HOUSING PIPELINE
SITES ACQUIRED/SEC. 8 ASSISTANCE

QUEENS COMMUNITY PLANNING DISTRICTS



BRONX: CENSUS TRACTS BY PLANNING DISTRICT

<u>CPD 1</u>	<u>CPD 3</u>	<u>CPD 5</u>	<u>CPD 6</u>
11	133	205	391
15	135	213.01	393
17	137	215.01	397
23	139	215.02	
25	141	217.01	<u>CPD 7</u>
27.01	143	227.01	
27.02	145	229.01	261
31	147	231	263
33	149	233.01	265
35	151	233.02	267
37	153	235.01	269
39	155	235.02	273
41	157	237.01	277
43	161	237.02	279
47	165	239	281
49	167	241	397
65	169	243	399.01
67		245	401
71	<u>CPD 4</u>	247	403.01
73		251	403.02
75	57	253	405
77	59.01	255	407.01
79	59.02	257	407.02
141	61	379	409
	143	381	411
<u>CPD 2</u>	165	383	413
	167	399.02	415
1	173		419
81	175	<u>CPD 6</u>	421
81.99	177		423
83	179	60	425
85	181	220	429.01
87	183	231	429.02
89	189	359	431
91	193	361	
97	195	363	<u>CPD 8</u>
99	197	365.01	
115.01	199	365.02	2
115.02	201	367	4
119	211	369.01	16
121.02	213.02	369.02	20
127.02	217.02	371	28
129.02	219	373	36
	221	375.01	38
<u>CPD 3</u>	223	375.02	46
	225	375.03	74
121.01	227.02	377	84
123	227.03	379	86
125	229.02	383	88
127.01		385	98
129.01		387	102
131		389	

BRONX (cont 'd)

<u>CPD 9</u>	<u>CPD 11</u>	<u>CPD 12</u>	<u>CPD 14</u>
40.01	198	502	271.01
44	218	516	283
48	220		285
50	224.01	<u>CPD 13</u>	287
52	224.02		289
54	228	336	293
56	230	338	295
58	232	340	297
62	234	342	301
64	236	344	307
66	240	366	317
68	242	368	319
70	244	370	323
72	246	372	329
78	248	374	333
92	250	376	339
94	252	378	341
196	254	380	343
198	256	382	345
202	258	386	351
204	284	388	
206.01	286	390	
206.02	288	392	
208	296	394	
210	324	396	
212	328	398	
214	330	404	
216.01	332	406	
216.02	336	408	
218	338	410	
	340	414	
<u>CPD 10</u>	342	418	
		420	
110	<u>CPD 12</u>	422	
118		424	
130	302	426	
132	310	428	
138	312	430	
144	314	432	
154	316	436	
156	320	438	
158	322	440	
160	342	442	
162	344	446	
164	346	448	
166	350	449.01	
184	352	449.02	
194	354	451.01	
264	356	451.02	
266.01	358	454	
266.02	364	458	
274	366	460	
300	462.01	484	
	462.02		

BROOKLYN: CENSUS TRACTS BY PLANNING DISTRICT

<u>CPD 1</u>	<u>CPD 1</u>	<u>CPD 3</u>	<u>CPD 4</u>
453	589	243	399
455	591	245	401
465	593	247	403
473		249	405
477	<u>CPD 2</u>	251	409
481		253	411
483	9	255	413
487	11	257	415
489	13	259.01	417
491	21	259.02	419
493	21.99	261	421
495	23	263	423
497	25	265	425
499	27	267	427
501	29.01	269	429
503	29.02	271.01	431
505	31	271.02	433
507	33	273	435
509	35	275	437
511	37	277	439
513	39	279	441
515	129.01	281	443
517	129.02	283	445
519	163	285.01	447
523	179	285.02	1142.01
525	181	287	
527	183	289	<u>CPD 5</u>
529	185.01	291	
531	185.02	293	365.02
533	187	295	367
535	189	297	369
537	191	299	906
539	193	301	1078
545	195	369	1100
547	197	371	1102
549	199	373	1106
551	201	375	1110
553	227	377	1112
555	231	379	1114
557		381	1118
559	<u>CPD 3</u>	383	1120
563		385	
565	191	387	
567	193		
569	227		<u>CPD 4</u>
571	229		
573	233	389	
575	235	391	
577	237	393	
577.99	239	395	
579	241	397	

BROOKLYN (cont'd)

<u>CPD 5</u>	<u>CPD 6</u>	<u>CPD 7</u>	<u>CPD 8</u>	<u>CPD 9</u>
1122	0001	0002	0313	0836
1124	0003.01	0018	0315	0838
1126	0005	0020	0317.01	0840
1128	0007	0022	0317.02	0842
1130	0009	0070	0319	0844
1132	0039	0072	0321	0846
1134	0041	0074	0323	0848
1136	0043	0076	0325	0850
1138	0045	0078	0327	0852
1140	0047	0080	0329	0854
1142.01	0049	0082	0331	0856
1142.02	0051	0084	0333	0858
1146	0055	0088	0335	0860
1148	0055.99	0090	0337	0862
1150	0057	0092	0339	0864
1152	0059	0094	0341	0866
1154	0063	0096	0343	0868
1156	0065	0098	0345	0870
1158	0067	0100	0347	0872
1160	0069	0101	0349	0878
1162	0071	0102	0351	0880
1164	0075	0104	0353	0882
1166	0077	0106	0355	0884
1168	0085	0108	0357	0886
1170	0117	0118	0359	0888
1172.01	0121	0122	0796	0890
1172.02	0123	0143	0798	0892
1174	0125	0145	0800	0928
1176.01	0127	0147	0802	0930
1176.02	0129.01		0804	0934
1178	0129.02		0806	0936
1182.01	0131		0810	0938
1182.02	0133	<u>CPD 8</u>	0874.01	0940
1184	0135		0876	0942
1186	0137	0129.02	0878	0944.01
1188	0139	0159	0880	0960
1190	0141	0161		
1192	0147	0163		
1194	0149	0203	<u>CPD 9</u>	
1196	0151	0205		
1200	0153	0207	0776	
1202	0155	0213	0778	
1208	0157	0215	0780	
1210	0159	0217	0782	
1214	0161	0219	0784	
1220	0167	0221	0814	
	0169	0223	0816	
	0171	0225	0818	
	0173	0307	0830	
	0500	0309	0832	
	0502.01	0311	0834	
	0502.02			
	0504			

BROOKLYN (Cont'd)

<u>CPD 10</u>	<u>CPD 10</u>	<u>CPD 11</u>	<u>CPD 12</u>	<u>CPD 13</u>
0030	0204	0302	0448	0374
0034	0206	0304	0450	0382
0036	0208	0404	0452	0386
0038	0210	0428	0454	0388
0040	0212		0456	0390
0042	0214		0458	0394
0046			0460.01	0396
0048		<u>CPD 12</u>	0462.01	0398
0050	<u>CPD 11</u>		0462.02	0400
0052.01		0090	0464	0402
0052.02	0168	0092	0468	0404
0054	0170	0094	0470	0406
0056.01	0172	0104	0472	0408
0056.02	0174	0106	0474	0410
0058	0176	0108	0476	0412
0060	0178	0110	0478	0414.01
0062	0180	0112	0480	0414.02
0064	0182	0114	0482	0422
0066	0184	0116	0484	0424
0068	0186	0118	0486	0426
0070	0188	0192	0488	0428
0118	0190	0214	0490	0430
0120	0194	0216	0492	0432
0124	0248	0218	0494	0434
0128.01	0250	0220	0496	
0128.02	0252	0222	0498	
0130	0254	0224	0500	<u>CPD 14</u>
0132	0256	0226	0504	
0134	0258	0228		0416
0136	0260	0230		0418
0138	0262	0232		0420
0140	0264	0234	<u>CPD 13</u>	0460.02
0142	0266	0236		0506
0144	0268	0238	0300	0508
0146	0270	0240	0302	0510
0148	0272	0242	0304	0512
0150	0274	0244	0306	0514
0158	0276	0246	0308	0516
0160	0278	0248	0314	0518
0162	0280	0250	0320	0520
0192	0282	0254	0326	0522
0194	0284	0420	0328	0524
0196	0286	0434	0330	0526
0198	0288	0436	0336	0528
0200	0290	0438	0340	0530
0202	0292	0440	0342	0532
	0294	0442	0348.01	0534
	0296	0444	0348.02	0536
	0298	0446	0350	0538
	0300		0352	0540
			0354	0542
			0356	0544

BROOKLYN (cont'd)

<u>CPD 14</u>	<u>CPD 15</u>	<u>CPD 16</u>	<u>CPD 17</u>	<u>CPD 18</u>
0546	0360.01	0303	1010	0730
0548	0360.02	0359	1012	0732
0550	0362	0361	1014	0734
0552	0364	0363	1016	0736
0554	0366	0365.01	1018	0738
0556	0370	0365.02	1020	0740
0558	0390	0890	1022	0742
0560	0392	0892	1024	0744
0562	0394	0894	1026	0746
0564	0416	0896	1028	0748
0638	0556	0898	1034	0774
0640	0558	0900	1098	0776
0642	0560	0902		0778
0746	0562	0904		0844
0748	0566	0906	<u>CPD 18</u>	0944.01
0750	0568	0908		0944.02
0752	0570	0910	0636	
0754	0572	0912	0638	
0756	0574	0914	0640	
0758	0576	0916	0644	
0760	0578	0918	0646	
0762	0580	0920	0648	
0764	0582	0922	0650	
0766	0584	0928	0652	
0770	0586		0654	
0772	0588		0656	
0774	0590	<u>CPD 17</u>	0658	
0776	0592		0660	
0786	0594.01	0950	0662	
0788	0594.02	0954	0670	
0790	0596	0956	0672	
0792	0598	0958	0674	
0794	0600	0962	0676	
0796	0606	0964	0678	
0802	0608	0966	0680	
0804	0610.01	0968	0682	
0818	0610.02	0970	0686	
0820	0612	0974	0688	
0822	0614	0982	0690	
0824	0616	0984	0692	
0826	0618	0986	0696	
0828	0622	0988	0698	
0830	0626	0990	0700	
	0628	0992	0702.01	
	0632	0994	0702.02	
	0638	0996	0707	
		0998	0720	
		1004	0722	
		1006	0724	
		1008	0726	
			0728	

MANHATTAN: CENSUS TRACTS BY PLANNING DISTRICT

<u>CPD 01</u>	<u>CPD 03</u>	<u>CPD 04</u>	<u>CPD 06</u>	<u>CPD 08</u>
0001	0010.01	0147	0070	0110
0005	0010.02	0317	0072	0114.01
0007	0012	0317.09	0074	0114.02
0009	0014.01		0078	0116
0013	0014.02		0080	0118
0015.01	0016		0082	0120
0015.02	0018	<u>CPD 05</u>	0086	0122
0021	0020		0088	0124
0029	0022.01	0050	0090	0126
0031	0022.02	0052	0098	0128
0033	0024	0054	0100	0130
0039	0025	0056	0106.01	0132
0317	0026.01	0058	0108	0134
0319.99	0026.02	0068	0112.03	0136
	0027	0072		0138
	0028	0074		0140
	0029	0076	<u>CPD 07</u>	0142
<u>CPD 02</u>	0030.01	0080		0144.01
	0030.02	0082	0145	0144.02
0041	0032	0084	0147	0148.01
0043	0034	0092	0149	0148.02
0045	0036.01	0094	0151	0150.01
0047	0036.02	0095	0151.99	0150.02
0049	0038	0096	0153	0152
0051	0040	0100	0155	0154
0053	0042	0101	0157	0156.01
0055.01		0102	0159	0158.01
0055.02		0104	0161	0160.01
0057		0109	0163	0238
0059	<u>CPD 04</u>	0112.01	0165	
0061		0112.02	0167	
0063	0081	0112.03	0169	
0065	0083	0113	0171	
0067	0087	0119	0173	
0069	0089	0125	0175	
0071	0091	0131	0177	
0073	0093	0137	0179	
0075	0097		0181	
0077	0099		0183	
0079	0103		0185	
0317	0111	<u>CPD 06</u>	0187	
	0115		0189	
	0117	0044	0191	
	0121	0048	0193	
<u>CPD 03</u>	0127	0050	0195	
	0129	0060		
0002.01	0133	0062		
0002.02	0135	0064	<u>CPD 08</u>	
0006	0139	0066		
0008	0145	0068	0106.02	

MANHATTAN (cont'd)

<u>CPD 9</u>	<u>CPD 10</u>	<u>CPD 11</u>	<u>CPD 12</u>
199	186	156.02	239
201.01	190	158.02	241
203	197.02	160.02	243.01
205	200	162	245
207.01	201.02	164	247
209.01	207.02	166	249
211	208	168	251
213.01	209.02	170	253
217.01	212	172.01	255
219	213.02	172.02	261
221.01	214	174.01	263
223	216	174.02	265
225	217.02	178	267
227.01	218	180	269
229	220	182	271
231.01	221.02	184	273
233	222	188	275
235.01	224	192	277
237	226	194	279
	227.02	196	281
	228		283
	230		285
	231.02		287
	232		289
	234		291
	235.02		293
	236		295
	243.02		297
		303	
		307	
		309	
		313.99	

QUEENS: CENSUS TRACTS BY PLANNING DISTRICT

<u>CPD 1</u>	<u>con't CPD 1</u>	<u>CPD 2</u>	<u>con't CPD 2</u>	<u>CPD 3</u>	<u>CPD 4</u>
1	123	169	607	265	265
7	135	179	667	273	267
19	137	181	669	275	269
25	141	183		277	271
27	143	185		279	375
29	145	187		281	399
31	147	189		283	401
35	149	197		285	403
39	151	205.01		287	405
41	153	205.02		289	407
43	155	219		291	409
45	157	235		309.01	411
47	159	243		309.02	413
49	161	245		327	415
51	163	247		329	427
53	295	249		337	437
55	297	251		339	439
57	299	253		347	443
59	317	255		351	455
61		257		353	457
63		259		355	459
65		261		361	461
67		263		363	463
69		265		365	465
71		293		367	467
73		479		369	469
75		483		371	471
77		485		373	473
79		489		375	475
81		493.01		377	479
83		493.02		379	481
87		495		381	483
91		497		399	485
95		499		401	499
97		511		403	683
99		513		405	687
101		515		407	
103		517		409	
105		521			
107		525			
111		527			
113		529			
115		535			
117		595			
119		599			
121		601			

QUEENS (cont'd)

<u>CPD 5</u>	<u>CPD 6</u>	<u>CPD 7</u>	<u>con't CPD 7</u>	<u>CPD 8</u>	<u>CPD 9</u>	<u>con't CPD 9</u>
505	645	797	118.7	214	2	154
507	687	799	118.9	216	4	156
539	693	803.01	119.1	220.01	6	158
545	695	803.02	119.3	220.02	8	216
547	697.01	837	119.5	230	10	641.01
549	697.02	845	119.9	232	12	773
551	703	851	120.1	236	14	775
553	707	853	120.3	238	16	
555	709	855	120.5	446.02	18	
557	711	857	120.7	448	20	
559	713.01	859	121.5	450	22	
561	713.02	861	141.701	452	24	
565	717	865		454	26	
567	719	867		456	28	
577	721	871		779.01	30	
579	725	875		779.02	32	
581	729	889		779.03	34	
583	731	907		779.04	36	
585	733	919		779.05	38	
587	735	925		809	040.01	
589	737	929		121.5	040.02	
591	739	939		122.3	42	
593	741	945		122.701	044.01	
595	743	947		122.702	52	
603	745	973		124.1	54	
607	747	981		124.7	94	
613	757	987		125.7	98	
619	769.01	991		126.5	106	
621.01	769.02	997.01		126.7	108	
621.02	771	997.02		133.3	110	
623		101.7		133.9	112	
625		102.9		134.1	114	
627		103.3		134.7	116	
629		103.9			118	
633.01		104.7			120	
633.02		105.9			122	
635		108.101			124	
637		108.3			126.01	
639		113.9			126.02	
655		114.1			128	
657.01		114.7			130	
657.02		115.1			132	
659		115.5			134	
661		115.7			136	
663		115.9			138	
665		116.1			140	
669		116.3			142.01	
671.01		116.7			142.02	
671.02		117.1			144	
677		117.5			148	
679		118.5			150	
687					152	

<u>CPD 10</u>	<u>CPD 11</u>	<u>CPD 12</u>	<u>con't CPD 12</u>	<u>con't CPD 12</u>
040.02	108.102	182	352	524
044.01	109.1	184.01	366	526
044.02	109.7	184.02	368	528
050	109.9	186	376	530
54	111.3	188	384	532
58	112.3	190	394	768
62	112.9	192	398	788
86	113.3	194.01	400	790
88	113.9	194.02	402	792
94	117.5	196	404	127.3
96	118.1	198	410	127.5
100	128.3	202	414	
102	129.101	204	420	
104	129.102	206	422	
106	136.7	208	424	
158	137.7	212	426	
164	138.501	214	432	
168	138.502	216	434	
170	139.9	236	440	
172	140.3	238	442	
174	140.901	240	446.01	
176	140.902	244	446.02	
178	141.701	246	458	
180	141.702	248	460	
814	142.9	250	462	
818	143.5	252	464	
838	144.1	258	466	
840	144.7	260	468	
846.01	145.101	262	470	
846.02	145.102	264	472	
864	145.9	266	476	
878	146.3	270	478	
884	146.7	272	480	
892	147.1	274	482	
	147.9	276	482	
	148.3	278	492	
	150.701	280	500	
	150.702	282	502.01	
	152.901	282	502.02	
	152.902	284	504	
	155.1	288	506	
		292	508	
		328	510	
		330	518	
		334.01	520	
		334.02	522	

QUEENS (cont'd)

CPD 13

0304
0320
0328
0358
0384
0492
0496
0512
0516
0534
0536
0538
0540
0542
0548
0552
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0608
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0612
0614
061601
061602
0618
0620
0624
0626
0630
0632
0638
0646
0650

CPD 13 (cont'd.)

0654
0656
0660
0664
0680
0682
0690
0694
0766
1301
1551
157101
157102
157901
157902
157903
1617
1621
CPD 14
091601
916.02
916.99
918
922
928
934
938
942.01
942.02
942.03
952
962
964
972
992
998
100.8
101.0
103.2
107.201

STATEN ISLAND: CENSUS TRACTS BY PLANNING DISTRICT

CPD 1

0133.02
141
147
151
169.01
187.01
189.01
197
201
207
213
219
223
231
239
247
251
303
319.01
319.02
323

CPD 2

97
105
121
125
133.01
133.02
CPD 3
20.02
50
64
70
74
96.01
96.02
112.01
112.02
114.01
114.02
122
128.01

CPD 4

132.02
138
146.01
146.02
156.01
156.02
156.03
170.01
170.02
176
196
208.01
208.02
226
236
244
248

CPD 2

128.02
132.01
03
06
07
08
09
11
15
15.99
17
20.01
21
27
29
33
36
39
40
47
59
65
75
77
81
89
91

132.02
134
138
154
169.02
173
177
179
185
187.02
189.02
273.01
273.02
277
279
291

APPENDIX B: A-95 CORRESPONDENCE

APPENDIX B: A-95 CORRESPONDENCE

Pursuant to Title 24, U. S. Code of Federal Regulations, Part 570.306 (a)(v), correspondence received in the course of the A-95 review process follows.

NEW YORK STATE PLANNING AND DEVELOPMENT CLEARINGHOUSE

Office of Planning Services / 428 Broadway / Albany, New York 12207 / (518) 474-1605

April 8, 1975

Mr. John E. Zuccotti, Chairman
City Planning Commission
2 Lafayette Street
New York, N.Y. 10007

Re: State Application Identifier # 6930
Community Development Project:
New York City
(City-wide)

Dear Applicant:

The notification, pre-application and/or application for the above identified community development proposal has been referred to and reviewed by state and other agencies. No agencies have responded noting conflicts or problems which would preclude your successful application for a community development grant.

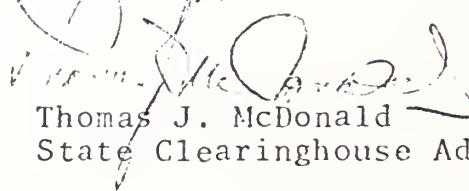
Due to the broad nature of these proposals, in depth review by state agencies will undoubtedly be an on-going process continuing over a period of time and will generate comments intended to assure coordination and to assist you in carrying out proposed projects under community development program.

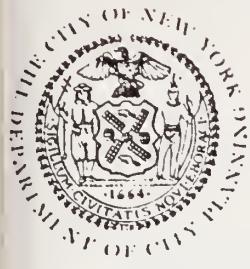
Should any issues arise concerning specific projects in your program which require some sort of resolution, we are confident that these can be worked out, as the projects are developed through the cooperative efforts of the state agency, the clearinghouse, and yourself.

The Housing and Community Development Act provides that applicants will assume National Environmental Policy Act [NEPA] responsibilities and will thereby prepare and maintain a written record of environmental review of projects proposed within their Community Development program. In keeping with the spirit of the law, you are encouraged to contact the New York State Department of Environmental Conservation early in project planning to determine state environmental requirements and to provide the Department with specific project details and environmental reports for proposed projects as this information becomes available.

A-95 State Clearinghouse review is now completed and this letter should serve as evidence of same to the U. S. Department of Housing and Urban Development.

Sincerely,


Thomas J. McDonald
State Clearinghouse Administrator



CITY PLANNING COMMISSION

2 LAFAYETTE STREET, NEW YORK, N.Y. 10007

OFFICE OF COMPREHENSIVE PLANNING

MICHAEL J. PITTA, *Director*

April 8, 1975

Mr. Thomas McDonald
State Clearinghouse Administration
New York State Office of Planning Services
488 Broadway
Albany, New York 12207

Dear Mr. McDonald:

At a public meeting last Friday, April 4, the New York City Board of Estimate unanimously approved a resolution authorizing the Mayor to submit the City's application for Community Development Block Grant funds to the Department of Housing and Urban Development.

The approved Community Development Program, which is enclosed, contains a number of changes in the program previously printed in The City Record on which the A-95 review was based. All program changes were made as a result of testimony presented at the public hearings of the City Planning Commission and the Board of Estimate, or updated information provided by the City's operating agencies. The revised budget contains the following new projects:

1. Acquisition of land for proposed Wyckoff House Park, Brooklyn. The landmark Wyckoff House is the oldest house in the State. A two acre park setting will be created for the house, which is located in East Flatbush, and restoration will proceed in the second program year.
2. Acquisition/relocation of property for housing rehabilitation on the Lower East Side, Manhattan. The staff of the Department of City Planning, Housing and Development Administration, and Borough President are working with the Coalition for Human Housing, a widely-experienced local non-profit housing group, to finalize plans for a rehabilitation package.
3. Site acquisition for the Louis Armstrong Cultural Center, Queens. The sponsoring group, ELMCOR, a broadly-based community organization, has already begun to assemble a site for the Center, which will provide a focus for local cultural and social activities in the low-moderate income neighborhood of Corona-East Elmhurst.

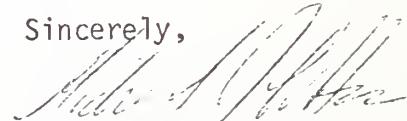
CHAIRMAN: JOHN F. ZUCCOTTI / VICE-CHAIRMAN: MARTIN GALLENT
COMMISSIONERS: GERALD R. COLEMAN / ALEXANDER COOPER / GORDON J. DAVIS / SYLVIA DEUTSCH / CHESTER RAPKIN
EXECUTIVE DIRECTOR: CHARLES M. SMITH JR.

- 2 -

4. Street reconstruction on the periphery of the soon-to-be occupied Forest Hills low-income public housing project, Queens.
5. Implementation of the Far Rockaway (Queens) Shopping Area Improvement Program. First stage redevelopment will include the building of a municipal parking lot and walkway to Beach 19th Street, the expansion of existing parking facilities and the provision of a bus loading area on Beach 21st Street.
6. Clearing and paving or planting vacant city-owned lots in Brooklyn and the Bronx.
7. Neighborhood Stabilization. This experimental program, developed by the City's Commission on Human Rights, will be implemented in three areas: Laurelton-Cambria Heights-Rosedale; East Flatbush-Canarsie; and Belmont-Tremont-Bedford Park. The program seeks to encourage permanent, viable integration and to prevent resegregation. It would seek to organize block associations and other community groups to confront the issues, investigate real estate practices and take legal action in cases of blockbusting and racial steering.
8. Additional funding for the City's Emergency Repair Program, which provides emergency services to residential buildings.
9. Rehabilitation of FHA foreclosed one-to-four family homes. Arrangements between the City and HUD are being finalized for the disposition and rehabilitation of FHA-owned property. Block grant funds would be used as a revolving construction loan fund.
10. Rehabilitation Grants. The City will use block grant funds for a capital grant-type subsidy to non-profit rehabilitation projects. Specific program criteria are currently being developed.
11. Design of a playground for handicapped children. Initial efforts will be directed at design and construction of a specific playground whose site will be selected shortly. The Parks Department will use this experience as a basis for re-evaluating its design standards for all playgrounds.

If you have further questions, please contact Leonard Levine of my staff at (212) 566-8576.

Sincerely,



Michael J. Pittas
Director

cc: Barry Light Leonard Levine
 Martha Davis Dwight Smith

enc.

NEW YORK STATE PLANNING AND DEVELOPMENT CLEARINGHOUSE

Office of Planning Services / 488 Broadway / Albany, New York 12207 / (518) 474-1605

April 14, 1975

Mr. John E. Zuccotti, Chairman
City Planning Commission
2 Lafayette Street
New York, N.Y. 10007

Re: PNRS Letter of Intent #6930
Project: Community Develop-
ment Block Grant
New York City (City-wide)

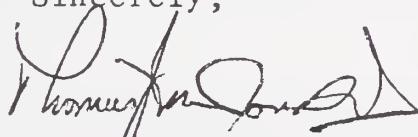
Dear Mr. Zuccotti:

As indicated in my April 8 letter, notification of your Community Development Block grant application was referred to and reviewed by state and other agencies. Your complete application was made available to the agencies if they wanted to review it.

No agencies responded noting problems or conflicts and state clearinghouse review was completed with my April 8 letter. It's our understanding that the proposal is being modified and that you are submitting a description of the modification to us.

Inasmuch as the agencies have been notified of your Community Development Program, we do not feel that additional review of changes made in projects under the program is needed.

This letter should serve as evidence of same to the U. S. Department of Housing and Urban Development.

Sincerely,

Thomas J. McDonald
State Clearinghouse
Administrator

TJM:ms



CONNECTICUT NEW JERSEY NEW YORK

TRI-STATE REGIONAL PLANNING COMMISSION

ONE WORLD TRADE CENTER, 56 SOUTH
NEW YORK, NEW YORK 10018
TELEPHONE (212) 466-7333

April 4, 1975

Mr. John E. Zuccotti
Chairman
City Planning Commission
2 Lafayette Street
New York, N. Y. 10007

Re: PNRS NY-2037 - Community Development - Block Grant
CITY OF NEW YORK, N.Y.

Dear Mr. Zuccotti:

This refers to the above project notification of your intent to request a federal grant. In accordance with the procedures established by the Commission, the areawide metropolitan clearinghouse for this Region, your project notification has been reviewed and circulated to the appropriate subregional and local planning agencies for review.

Attached for your information are copies of Tri-State's review and the reviews of subregional planning offices and municipalities that have responded. These were completed in compliance with the Federal Office of Management and Budget Circular No. A-95, pursuant to the Intergovernmental Cooperation Act of 1968, and Section 204 of the Demonstration Cities and Metropolitan Development Act of 1966. These reviews provide comments on your proposed project and should be included in your formal application.

These reviews do not release the applicant from compliance with federal regulations regarding the application nor state laws requiring permits, licenses or approval by another state agency charged with the administration of this program.

Should your final application contain any substantial changes in the federal grant request, design or description of the project submitted in your project notification, then this office should be advised and final review requested. Otherwise, you are cleared to prepare your formal application subject to similar notices from the state clearinghouse.

Sincerely,

A handwritten signature in black ink, appearing to read "Gerhart A. Dunkel".
Gerhart A. Dunkel
PNRS Coordinator

GAD/nph
enc.

cc: T. J. McDonald, C. Rees, F. Lapp

PROJECT REVIEW

TO: Metropolitan Clearinghouse
FROM: Tri-State Staff
DATE: March 10, 1975
SUBJECT: N.Y. 2037

Applicant: New York City

Location: City-wide

Federal Aid Program: Community Development Block Grant

Estimated Cost: \$101,083,000

Description: Needs are identified as: model cities, housing, selected infrastructure items, architectural barriers for the handicapped, etc., by Borough as follows:

Bronx

South Bronx Model Cities
Acquisition and Relocation of Property for
Housing Rehabilitation (1,627 units) in three
locations

Infrastructure Investment-rehabilitation of
St. Mary's Park and Crotona Park; various
street repairs

Modernization of City Financed Public Housing
at five projects

Brooklyn

Central Brooklyn Model Cities
Acquisition and Relocation of Property for
New Housing Construction (1,040 units) at
three locations; Rehabilitation (1,500 units)
at five projects.

Modernization of City Financed Public Housing
at seven projects

Infrastructure Investment - various street
repairs

Manhattan

Harlem-East Harlem Model Cities
Acquisition and Relocation of Property for
New Housing Construction (845 units) at five
locations; rehabilitation (1,011 units) at
three projects

Modernization of City-Financed Public Housing
at one project

Manhattan (continued)

Infrastructive Investment - various street repairs.

Queens

Acquisition and Relocation of Property for Housing Rehabilitation (220 units) in one location

Modernization of City-Financed Public Housing at two projects

Infrastructive Investment - various street repairs

Richmond

Acquisition of Property for New Housing Construction and/or Rehabilitation (150 Units) at one location

Modernization of City Financed Public Housing at two projects

Comments: Due to the newness of the community development block grant program, Tri-State is not yet in position to evaluate, in detail the consistency of this application with regional plans. Many of the items are, in fact, not of regional significance; such as the infrastructure investments above. For this year, our main interest is to assist the program in getting underway. In subsequent years more selective and specific evaluations will be made.

At this time, however, we would like to point out that Tri-State has issued a housing element of its regional plans which sets forth several measures of housing needs and for New York City these are:

plumbing deficient	-	72,490
dilapidated	-	108,996
deteriorating	-	392,307
overcrowded	-	211,382
financial need	-	743,952
to balance jobs	-	2,156

New York City need numbers are similar except measurements for deteriorating and to balance jobs are not included.

Tri-State's Dwellings and Neighborhoods recommends in the older cities, such as New York, the following;

- 1) a continuation, expansion and improvement of the community based model cities programs;
- 2) conservation of dwellings with adequate maintenance in a holding action to preserve as much as possible of the existing supply;
- 3) increasing individual or group ownership; and encouraging neighborhood preservation.

These recommendations are reasonably consistent with New York City's program items. The other program items are non-regional.

We endorse the program as proposed.



CITY PLANNING COMMISSION

2 LAFAYETTE STREET, NEW YORK, N.Y. 10007

March 12, 1975

Mr. Gerhart A. Dunkel
A-95 Coordinator
Tri-State Regional Planning Commission
One World Trade Center -- 56 South
New York, New York 10048

RE: PNRS -- NY:2037

Dear Mr. Dunkel,

We have circulated material respecting this project to appropriate City agencies and have allowed a reasonable time for receipt of responses. The result of this circulation is indicated below:

The City of New York supports this application.
 The City of New York has no comments at this time.
 Attached for your information are comments by the reviewing New York City agencies.

Since this is an item of regional significance, we are conveying the material to you.

Sincerely,

Blanche Wittenfor

Clarke C. Rees
Director
Transportation & Regional Planning

CHAIRMAN: JOHN E. ZUCCOTTI / VICE-CHAIRMAN: MARTIN GALLENT
COMMISSIONERS: GERALD R. COLEMAN / ALEXANDER COOPER / GORDON J. DAVIS / SYLVIA DEUTSCH / CHESTER RAPKIN
EXECUTIVE DIRECTOR: CHARLES M. SMITH JR.



CITY PLANNING COMMISSION

2 LAFAYETTE STREET, NEW YORK, N.Y. 10007

April 8, 1975

Mr. Richard S. DeTurk
Deputy Executive Director
Tri-State Regional Planning Commission
One World Trade Center, 56 South
New York, New York 10048

Re: PNRS NY-2037 --Community Development
Block Grant CITY OF NEW YORK, N.Y.

Dear Mr. DeTurk:

At a public meeting last Friday, April 4, the New York City Board of Estimate unanimously approved a resolution authorizing the Mayor to submit the City's application for Community Development Block Grant funds to the Department of Housing and Urban Development.

The approved Community Development Program, which is enclosed, contains a number of changes in the program previously printed in The City Record on which the A-95 review was based. All program changes were made as a result of testimony presented at the public hearings of the City Planning Commission and the Board of Estimate, or updated information provided by the City's operating agencies. The revised budget contains the following new projects:

1. Acquisition of land for proposed Wyckoff House Park, Brooklyn. The landmark Wyckoff House is the oldest house in the State. A two acre park setting will be created for the house, which is located in East Flatbush, and restoration will proceed in the second program year.
2. Acquisition/relocation of property for housing rehabilitation on the Lower East Side, Manhattan. The staff of the Department of City Planning, Housing and Development Administration, and Borough President are working with the Coalition for Human Housing, a widely-experienced local non-profit housing group, to finalize plans for a rehabilitation package.
3. Site acquisition for the Louis Armstrong Cultural Center, Queens
The sponsoring group, ELMCOR, a broadly-based community organization, has already begun to assemble a site for the Center, which will provide a focus for local cultural and social activities in the low-moderate income neighborhood of Corona-East Elmhurst.

CHAIRMAN: JOHN E. ZUGGOTTI / VICE-CHAIRMAN: MARTIN GALLENT
COMMISSIONERS: GERALD R. COLEMAN / ALEXANDER COOPER / GORDON J. DAVIS / SYLVIA DEUTSCH / CHESTER RAPKIN
EXECUTIVE DIRECTOR: CHARLES M. SMITH JR.

- 2 -

4. Street reconstruction on the periphery of the soon-to-be occupied Forest Hills low-income public housing project, Queens.
5. Implementation of the Far Rockaway (Queens) Shopping Area Improvement Program. First stage redevelopment will include the building of a municipal parking lot and walkway to Beach 19th Street, the expansion of existing parking facilities and the provision of a bus loading area on Beach 21st Street.
6. Clearing and paving or planting vacant city-owned lots in Brooklyn and the Bronx.
7. Neighborhood Stabilization. This experimental program, developed by the City's Commission on Human Rights, will be implemented in three areas: Laurelton-Cambria Heights-Rosedale; East Flatbush-Canarsie; and Belmont-Tremont-Bedford Park. The program seeks to encourage permanent, viable integration and to prevent resegregation. It would seek to organize block associations and other community groups to confront the issues, investigate real estate practices and take legal action in cases of blockbusting and racial steering.
8. Additional funding for the City's Emergency Repair Program, which provides emergency services to residential buildings.
9. Rehabilitation of FHA foreclosed one-to-four family homes. Arrangements between the City and HUD are being finalized for the disposition and rehabilitation of FHA-owned property. Block grant funds would be used as a revolving construction loan fund.
10. Rehabilitation Grants. The City will use block grant funds for a capital grant-type subsidy to non-profit rehabilitation projects. Specific program criteria are currently being developed.
11. Design of a playground for handicapped children. Initial efforts will be directed at design and construction of a specific playground whose site will be selected shortly. The Parks Department will use this experience as a basis for re-evaluating its design standards for all playgrounds.

If you have further questions, please contact Leonard Levine of my staff at 566-8576.

Sincerely,

cc: Michael Pittas
Barry Light
Martha Davis

Barbara Wolff
Leonard Levine

John E. Zuccotti
Chairman



CONNECTICUT



NEW JERSEY



NEW YORK

ONE WORLD TRADE CENTER, 56 SOUTH
NEW YORK, NEW YORK 10048
TELEPHONE (212) 466-7333

TRI-STATE REGIONAL PLANNING COMMISSION

April 9, 1975

Mr. John E. Zuccotti, Chairman
City Planning Commission
2 Lafayette Street
New York, N.Y. 10007

Re: PNRS - NY-2037 Community Development
Block Grant of New York, N.Y.

Dear Mr. Zuccotti:

Thank you for your letter of April 8th, which identified revisions in the City's Community Development application. We have determined them to be not substantial enough to warrant a change in our previous review, and you are therefore cleared to use our review of April 4th in submitting your formal application to HUD. We assume that the Board of Estimate's action represented all agencies in the City government and therefore no further review by local agencies is required.

Thank you for your cooperation.

Sincerely,

Gerhart A. Dunkel
PNRS Coordinator

GAD/1m



ENVIRONMENTAL PROTECTION ADMINISTRATION
AIR RESOURCES - WATER RESOURCES - ENERGY - SANITATION
2358 MUNICIPAL BUILDING, NEW YORK, N. Y. 10007
Telephone: 566-4124

ROBERT A. LOW, *Administrator, EPA / Director, Energy Office*

A-95 Coordinator
Department of City Planning
Transportation and Regional
Planning Section
Room 2129
2 Lafayette Street
New York, New York 10007

Re: PNRS-- NY:2037 Grant -- Community Development Block Grant

The Environmental Protection Administration submits the following comments in regard to the Draft Proposed Community Development Program Grant funds ("The Draft Application "):

Environmental review procedures for the Community Development Block Grant Program are set forth in Part 58, Subtitle A of Title 24, of the Code of Federal Regulations (Federal Register, Vol. 40, No. 4 - Tuesday, January 7, 1975). Part 58, in brief, requires that certain environmental reviews be undertaken by applicants for funds for the construction of projects under the jurisdiction of the Housing and Community Development Act of 1974. A 10 percent advance is provided to applicants for the planning and environmental review functions related to the preparation of applications.

The environmental review requires the submission of material in accordance with the regulations of the Department of Housing and Urban Development and the Council on Environmental Quality. The Draft Application makes reference to environmental assessment under the heading of "Planning and Management," at page 10 of the City Record, Monday, February 10, 1975. The Draft Application sets forth as a requirement of the City the obligation to:

"Establish and implement a plan and procedure for environmental assessment and citizen participation."

Thereafter, the draft application states:

"In order to meet this mandate, as well as to plan effectively the City's future community development

effort, a portion of the block grant must be used to fund planning and management activities, primarily within the Bureau of the Budget, the Department of City Planning, the Office of the Corporation Counsel and operating agencies in charge of community development and monitoring activities."

The Environmental Protection Administration should be included in the list of agencies to receive funding. It is suggested that the Environmental Protection Administration be inserted in the list following the Department of City Planning.

Rationale for Listing Environmental Protection Administration and for Funding:

(1) Legal Authority:

The New York City Charter and the New York State Department of Environmental Conservation regulations give primary responsibility to the New York City EPA for review of all projects in New York City with respect to their effect on the physical environment.

(2) EPA Expertise:

In addition to the environmental review requirements of the Council for Environmental Quality, regulations pursuant to the Housing and Community Development Act of 1974 (Section 58.1, Federal Register, Vol. 40, No. 4 -- Tuesday, January 7, 1975) set forth the following specific areas for environmental review:

- historic properties;
- noise;
- flood plain development;
- coastal zones and wetlands;
- air quality (the Clean Air Act and pursuant regulations);
- water quality (the Federal Water Pollution Control Act and pursuant regulations); and
- wildlife.

The Environmental Protection Administration is the City agency with demonstrated expertise in all of the above except for historic properties and wildlife.

(3) CEPO Reviews:

The Impact Office of the Environmental Protection Administration has been conducting environmental reviews in the above listed

areas under Mayoral Executive Order #87 (CEPO). The Environmental Protection Administration has reviewed more than 300 projects in accordance with this mandate.

(4) NYS Indirect Source Permits:

The Environmental Protection Administration, by delegation of authority from the New York State Department of Environmental Conservation, has the responsibility of issuing "Indirect Source Permits" for projects which may generate traffic and resultant pollution. The Impact Office has issued 24 Indirect Source Permits and there are an additional 16 pending applications.

(5) Budgetary Considerations:

The Housing and Community Development Act permits the allocation of up to 10 percent of the available federal block grant funds for planning and management. It is difficult to ascertain from the draft application whether it is the intention to use some of these funds for the purpose of creating a new environmental review agency which will to all intents and purposes mirror the functions now being performed by the Office of Environmental Impact in EPA. In view of the present budgetary crisis, such duplication would be obviously wasteful. Further, such funds can properly be used to supplement the financing of EPA's Impact Office so that it can meet both the new responsibilities it will have under the Housing and Community Development Act and the continuing one it has in connection with environmental review and assessment under City and State Environmental Regulations.

Sincerely,



ROBERT A. LOW

cc: Deputy Mayor Friedman
Hon. Anthony Vaccarello
Hon. John Zuccotti
Hon. Roger Starr
Hon. Melvin Lechner
Hon. Charles M. Smith
Hon. Richard Bing
Hon. Ben Caravella



OFFICE OF THE MAYOR

OFFICE FOR THE AGING
ALICE M. BROPHY, Director

250 Broadway
New York, N. Y.
566-0154

MP
MARCH 24, 1975
RECORDED
March 24, 1975

A-95 Coordinator
Department of City Planning
Transportation & Regional Planning Section
2 Lafayette Street, Rm. 2129
New York, N.Y. 10007

Re: PNRS-- NY: 2037 Grant
Community Development Block Grant

Dear Sir:

I regret to say that our office missed the ten day deadline for commenting on the Community Development Program and Application for Block Grants. However, the Office for the Aging in reviewing this application notes that there is a singular absence of concern for senior citizens. The only place where program money seems to be allocated is in the South Bronx Model Cities Program. Other than that neither Harlem, East Harlem nor Central Brooklyn are spending any money on the elderly.

We also note that no Section 8 funds have been allocated for the elderly. A footnote on the bottom of Page 11 explains that "As a matter of general practice, 20 per cent of the units developed are usually reserved for elderly households..." The elderly now make up close to 23% of the households of the City and are concentrated in the low income groups. Regardless of the regulations issued concerning Section 8, we believe it is appropriate for the application to commit the City firmly for a fair share allocation of all Section 8 money for the elderly.

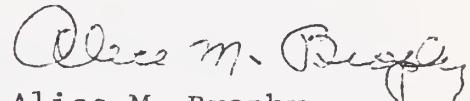
We also note that the only capital budget expense

(Continued)

included in the Plan is \$250,000 to provide elevators in City Hall to permit the elderly and handicapped to more easily use the building.

We trust further refinements of the Plan will insure that appropriate funds and programs are devoted to this age group.

Sincerely,


Alice M. Brophy
Director

AMB:RRS:eb



CITY OF NEW YORK
OFFICE OF THE MAYOR
CRIMINAL JUSTICE COORDINATING COUNCIL
NEW YORK, N. Y. 10007

ABRAHAM D. BEAME
MAYOR

JUDGE BENJAMIN ALTMAN
CHAIRMAN

March 13, 1975

Mr. Clarke C. Rees
A-95 Coordinator
Department of City Planning
Transportation and Regional Planning Section
Room 2129
2 Lafayette Street
New York, N. Y. 10007

Re: PNRS-NY 2037
Community Development Block Grant
Application

Dear Mr. Rees:

In response to your letter of 3/10/75 in regard to the above notification, we have reviewed the application and would like to state that we do have an interest in 14 of the non-construction programs listed in the application, which are related to the criminal justice area and, thereby, to our area of interest. Four of these are to be funded with unencumbered Model Cities funds. A list of these are enclosed as an attachment to this letter. Our reasons for this interest are as follows:

1. Some of these projects, such as Family Court Rapid Intervention Project and Delinquency Prevention, have been or are still being funded by CJCC or involve agencies which are or have been receiving CJCC funds. Still others are similar to projects being funded by CJCC.
2. 1975 State Plan guidelines, issued by the State Division of Criminal Justice Services, require us (CJCC) to address program needs similar to those addressed by the fourteen projects and to give priority to higher crime-incidence areas, such as the Model Cities areas. Clearly, we cannot do an effective job of planning and program development

unless there is some coordination of the similar efforts contemplated under both CJCC planning and the Community Development Block Grant Application.

With regards to evaluation efforts, any evaluation of CJCC program efforts and impact in the Model Cities neighborhoods must take into consideration the other non-CJCC-funded efforts in those neighborhoods. I believe that it is in our common interest to work out some joint evaluation efforts whereby all projects, in a given area, are looked at, regardless of funding source.

4. About two years ago, CJCC and LEAA both funded some work by Oscar Newman, which resulted in a book entitled "Defensible Space" and a report on Architectural Design Principles for Crime Prevention. The basic idea was that buildings could be designed to prevent or lessen the impact of crimes taking place therein. We are not construction experts but we would hope that the criminogenic impact of new multiple-dwelling housing construction will be taken into consideration and that some of the design principles, developed by Newman, among others, will be incorporated into the new construction contemplated under the Community Development Program. This has actually been carried out in a number of localities and I would be glad to provide you with information on this. As a reference, you may want to get the book, *Defensible Space*, by Oscar Newman.

At this point, I do not want to hold up the processing of the grant application in any way. However, I would greatly appreciate it if the following can be done with respect to these projects.

1. Complete budgets and project description, and reports of progress to date should be sent to CJCC. The budgets should indicate the source and amount of all funding for the particular project.
2. CJCC should receive any evaluations of projects that have been carried out to date. Where evaluations are planned, we should be a party to the discussions.

3. At a later date, HCD planners should establish some continuing liaison with CJCC in this connection so that our respective agencies can coordinate similar efforts.

If you have any questions on this, please feel free to call Mike Austin at 566-1250.

Sincerely,


Benjamin Altman

BA/cr

cc: Michael Austin
Eileen Bransten





